

**From:** [Heather Travis](#)  
**To:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] 219-245 South Holly Street and Case #20171-00153  
**Date:** Friday, January 04, 2019 12:21:57 PM

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I am writing in opposition of the Green Flats Project at 219-245 S Holly. It will create unnecessary traffic problems. It doesn't make sense to place such a large building with so many units on such a narrow, already congested street. We are watching you, City Council and your actions will be remembered when it is time to vote. Please do your job and protect the safety and future of our neighborhood.

Thank you.

Sent from my iPhone

**From:** [Annie Hatter](#)  
**To:** [dencc - City Council](#); [Rezoning - CPD](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Another neighbor OPPOSING the re-zoning on the property at Cedar and Holly!!  
**Date:** Thursday, January 03, 2019 10:19:08 AM

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Dear Council Members,

**I am writing in opposition to the re-zoning on Holly Street at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153.**

I sincerely appreciate you taking the time to review my points below on why I oppose this re-zoning

1. The fact that the developer is asking for an exception to the zoning law, a law intended to protect the neighborhood from this very type of density, tells me that this exception should not be approved.
2. As part of the growth of Denver, Holly has become a major north south artery from 8th Ave down to Evans. The stop lights at and near Alameda already frequently have cars backed up to the prior light. Adding the chaos of the volume of car owners from 27 units in the proposed site would be brutal.
3. In my frequent conversations with my neighbors in both Crestmoor and Hilltop over the holidays about this development, I have not heard a single statement supporting the current rezoning plan.
4. All neighborhood RNOs which did poll residents found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing neighborhood.
5. The Hilltop RNO Board which does "not oppose" the project did **not poll** its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote. Please-- don't let Hilltop's Board's position be something you hide behind!!
6. I have heard that this project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. ***Let's have a new developer that takes pride in considering the impact of their buildings on the neighborhood along with making money!***
- 7) There have been multiple traffic accidents at this location. It is where our KIDS walk/bike to go get ice cream and burgers. This project will ONLY have that statistic INCREASE.

***Please vote "NO" and let our community work with a new developer who can build consensus!***

Sincerely,  
Annie Hatter

**From:** [Claudia Moore](#)  
**To:** [denc - City Council](#); [Rezoning - CPD](#)  
**Subject:** [EXTERNAL] Application # 20171-00153  
**Date:** Wednesday, January 02, 2019 3:42:58 PM

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Dear Council Members, I am writing in opposition to the re-zoning on Holly Street ("Green Flats"). Please consider these points: 1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense. 2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly. 3. All near-by neighbors oppose this project, as do the overwhelming number of residents in the community. The neighbors would agree to support a development with row homes or other units that reflect appropriate density for this site, and the surrounding area! 4. The Hilltop RNO Board which does "not oppose" the project did not poll its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote. Please-- don't let Hilltop's Board's position be something you hide behind!! 5. All other affected RNOs which "did poll residents" found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing, stable neighborhood. 6. The requested waivers violate current zoning law. Plain and simple. Some close- by residents have said they would rather see what is zoned for now (up to 20 units) go in than what is being proposed. At some point, the City of Denver either has zoning laws--or it is a city with none. 7. This project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. Let's have a new developer! Please vote "NO" and let our community work with a new developer who can build consensus!

Traffic Data - accidents near South Holly St. and East Cedar Avenue Reported Crashes along Holly and Alameda to Bayaud, 12/17/17-12/16/18

GO	OCC_DATE	OCC_TIME	DOW	LOCATION	Offense	Top_Injury
2017870442	12/31/17	2003	Sunday	S HOLLY ST / E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018170127	3/13/18	1145	Tuesday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018192787	3/22/18	1811	Thursday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018206143	3/28/18	1210	Wednesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018244695	4/12/18	1637	Thursday	E ALAMEDA AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018298736	5/4/18	1325	Friday	E CEDAR AVE / S HOLLY ST	TRAF - ACCIDENT	HIT & RUN
2018379374	6/6/18	756	Wednesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018391190	6/11/18	730	Monday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT	HIT & RUN
2018471788	7/12/18	1601	Thursday	200 BLOCK S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018519153	7/31/18	1655	Tuesday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018536749	8/7/18	1615	Tuesday	E CEDAR AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury
201856916	1/23/18	1800	Tuesday	100 BLOCK S HOLLY		

ST TRAF - ACCIDENT - HIT & RUN Non-Injury 2018571037 8/21/18 1445  
Tuesday 5600 BLOCK E ALAMEDA AVE TRAF - ACCIDENT - HIT & RUN Non-  
Injury 2018591153 8/29/18 1617 Wednesday S HOLLY ST / E ALAMEDA AVE  
TRAF - ACCIDENT - HIT & RUN Non-Injury 2018652466 9/22/18 1730 Saturday E  
ALAMEDA AVE / S HOLLY ST TRAF - ACCIDENT Injured (Non-SBI) 2018656300  
9/24/18 1014 Monday S HOLLY ST / E ALAMEDA AVE TRAF - ACCIDENT  
Injured (Non-SBI) 201869308 1/29/18 1558 Monday 100 BLOCK S HOLLY ST  
TRAF - ACCIDENT Non-Injury 2018745482 10/31/18 2139 Wednesday E  
ALAMEDA AVE / S HOLLY ST TRAF - ACCIDENT Non-Injury 2018774970  
11/13/18 1744 Tuesday S HOLLY ST / E ALAMEDA AVE TRAF - ACCIDENT Non-  
Injury 2018833386 12/10/18 1003 Monday 5600 BLOCK E ALAMEDA AVE TRAF -  
ACCIDENT - HIT & RUN Non-Injury

**From:** [Lise Uhrich](#)  
**To:** [Rezoning - CPD; dencc - City Council](#)  
**Subject:** [EXTERNAL] Application: #20171-00153, City Council Bill:18-1346  
**Date:** Tuesday, January 01, 2019 10:38:37 AM  
**Attachments:** [aCity council letter.docx](#)

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Planning Department and City Council:

Application: #20171-00153, City Council Bill:18-1346 (Rezoning with waivers for 219, 221, 223, 225, 227, 235, and 245 S. Holly St.)

Please include my attached letter in the packet to all city council members in anticipation of the public hearing scheduled January 7, 2019.

Thank you,

Lise Uhrich

**From:** [Gregory Kerwin](#)  
**To:** [Rezoning - CPD](#); [dencc - City Council](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Comments on proposed Cedar/Holly rezoning Application #2017I-00153 (219, 221, 223, 225, 227, 235, and 245 South Holly Street)  
**Date:** Thursday, January 03, 2019 11:37:41 AM  
**Attachments:** [2019-01-03 KerwinCityCouncilLtrCedarHollyRezoning.pdf](#)

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Please include these comments opposing the Rezoning Application #2017I-00153 (219, 221, 223, 225, 227, 235, and 245 South Holly Street) in the Council comment packet for the City Council hearing scheduled for January 7, 2019.

Thanks.

Gregory J. Kerwin

200 Kearney Street

Denver, CO 80220

Email: [GJKerwin@gmail.com](mailto:GJKerwin@gmail.com)

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**From:** [Amanda Sawyer](#)  
**To:** [Rezoning - CPD; dencc - City Council](#)  
**Subject:** [EXTERNAL] Comments on Rezoning at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153  
**Date:** Thursday, January 03, 2019 8:59:42 AM  
**Attachments:** [Sawyer Public Comment Letter - Holly Rezoning.docx](#)

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Dear Denver City Council Members,

My name is Amanda Sawyer, and I am writing today to ask you to **deny** the rezoning of the properties at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153. I am a resident of this neighborhood and also a candidate for Denver City Council in May 2019. Please see the attached letter stating my reasons for this request.

Thank you for your time. Happy New Year.

Best Wishes,

Amanda Sawyer  
Candidate for Denver City Council, District 5  
Personal: 415-265-1312  
Office: 303-549-2949  
[www.sawyerfordenvercitycouncil.org](http://www.sawyerfordenvercitycouncil.org)  
Social Media: @sawyerforfive



**From:** [Katie McCrimmon](#)  
**To:** [dencc - City Council](#); [Rezoning - CPD](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Comments re: proposed Holly development - summary of polls in the affected neighborhoods  
**Date:** Thursday, January 03, 2019 11:58:22 AM  
**Attachments:** [Holly development summary of poll results.pdf](#)

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Dear Denver City Council members and Denver zoning officials.

I live at 200 S. Kearney Street near the site on South Holly Street where property owners and a developer are seeking a zoning change. I live within the boundaries of the Crestmoor Park Neighborhood Association RNO and also assisted our neighboring RNO with an online poll in their neighborhood.

Attached please find a summary of our poll results.

Also, please see my personal comments below.

Dear City Council members,

I am writing to ask you to oppose a developer's request for a zoning change that would allow a high-density development at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153.

These lots currently consist of two single-family homes and a low-slung, one-story building with five attached homes. We know that you care deeply about providing affordable housing in Denver. These homes currently provide the most affordable options in our part of Denver.

The developers are seeking to raze relatively affordable homes and instead build expensive, high-density housing with up to 27 units replacing seven on a little more than half an acre.

I am asking you to oppose this proposed zoning change for the following reasons:

- We need leadership from our city officials. Denver residents want smart, sustainable planning and growth, not approvals for every project a developer proposes. We are begging for leadership from you.
- This developer is asking for waivers from City zoning codes. Denver should follow its own zoning laws.
- Unfortunately, the City of Denver now essentially has no planning system. When this proposed zoning change came before the Denver Planning Board, the board members said they were not allowed to consider important issues like traffic, health and safety. Instead the Planning Board considers design issues.
- Holly Street is a narrow, neighborhood street that is already congested. The block where the developers are seeking a dramatic increase in density already has a beloved neighborhood market, Pete's Fruits & Vegetables, along with other popular local businesses: Park Burger and a Novo Coffee. These businesses attract both pedestrians and auto traffic. Adding significantly more units on this small street doesn't make sense. There's already inadequate parking in this area and increased density will cause more congestion.
- Furthermore, the developers plan to add 30 or more cars to a very narrow alley behind the proposed development. This is dangerous and harms current residents.
- This part of Denver is an Area of Stability. There's no justification for a change in zoning in this area.
- Accidents near South Holly Street and East Cedar Avenue are spiking. Data from the City show that in the last year alone, there have been 20 car accidents near this intersection – including a stunning 6 hit-and-run accidents – just since New Year's Eve of last year.
- Neighborhood leaders and the closest residents participated in mediation to try to work with the developers, but the developers did not agree to any significant changes.
- This proposal arose because the current owners of these units did not want to pay for

upkeep of their properties, including sewage repairs. The City should not give zoning changes and variances to owners that harm neighbors and pedestrians simply because the owners don't want to pay for upkeep of their property.

- Unfortunately the RNO representing the homeowners closest to the proposed project in Hilltop did not survey residents near this proposed development and did not consult with them about how the proposed development would affect the nearest neighbors. Instead, they have conducted private negotiations with the developers at the expense of their own residents.

- Adjacent RNOs that will have to contend with impacts from this proposed development did conduct surveys and opposition to this high-density development is overwhelming. In surveys among the Hilltop residents closest to the proposed project, along with adjacent neighborhoods in Crestmoor, opposition ranged between 80 and 94 percent. We call upon you as our leaders to please listen to the majority of neighbors and oppose this proposed zoning change.

- We are asking you to consider transportation options before continuing to add density. Some parts of Denver have access to light rail and other alternative modes of transportation. The area where this developer wants to increase density does not have access to alternative modes of transportation. Denver recently was highlighted as a city with one of the worst transportation systems in the country. [Click here to read more.](#) Please improve our transportation systems before adding density that doesn't make sense.

Thank you.

Katie McCrimmon

[katie.mccrimmon@gmail.com](mailto:katie.mccrimmon@gmail.com)

mobile: 720-202-9921

**From:** [Sherri](#)  
**To:** [denc - City Council](#)  
**Subject:** [EXTERNAL] Development in Hilltop on Holly Street  
**Date:** Saturday, January 05, 2019 4:39:25 PM

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I am writing as a resident on South Hudson Street on the corner of S Hudson and Alameda. This development is completely out of proportion to the character of the neighborhood. The reason we chose to live in Hilltop was because of the walkable and excellent elementary school, the neighborhood store, and many parks for our children. We love to walk through the neighborhood, to feel comfortable sending our oldest child to Pete's market for errands, to walk as a family to Park Burger and The Creamery. Adding a high density development in this area will only increase traffic on Holly Street which is already dangerous and crowded, drastically increase traffic in the alley between the houses on Holly and S Hudson where my children ride their bikes to go to friends houses and to the store. Additionally it will only make turning off Alameda more dangerous, we have already witnessed multiple accidents at the Holly/Alameda intersection, one of which with a car flipping into our fence and our backyard! This development is solely to benefit the people with houses on that block of Holly and the developer, with little regard to how this development and 27 more people and potentially over 50 more cars parked all over our neighborhood streets will affect the people who live in the neighborhood. I strongly object to this development as it will increase the danger to my children, and affect property values negatively. There has already been too much development in our neighborhood.

-Sherri  
Sent from my iPhone

**From:** [Robyn Weber](#)  
**To:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Feedback on 219-245 South Holly Street and Case #20171-00153  
**Date:** Monday, January 07, 2019 12:11:14 PM

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Dear Sir or Madame,

We support the covenants on project 219–245 South Holly Street and Case #20171-00153 that have been approved from the mediator’s final report. Our utmost concern are maintaining and investing in the highest quality architectural standards and professionally designed and implemented landscaping so our local neighborhoods continue to enjoy the highest property values possible.

We have personal concerns about the tiny square footage offered in these units, but tiny homes may be the future.

Beauty and esthetics are extremely essential to preserve and strengthen home, neighborhood, brand value. We cannot tolerate nor condone what Glendale is doing (i.e., the worst example is that Shotgun Willie’s was an ugly old building. Now Shotgun Willies is an ugly new building).

Our next concern is for mitigation of traffic. We understand and support that cities must become denser in order to save open space and we strongly support better land use policies. However, Denver and its suburbs are doing little to provide roads, bridges, and other infrastructure for the increased traffic. And, yes, people in Colorado need to pay more taxes—not less—to support this.

Last, I appreciate Councilperson Mary Beth Susman’s leadership in trying to find reasonable solutions. She is an advocate for people and neighborhoods and she does a great job in a difficult circumstance.

Thank you,

Robyn and Eric Weber  
720 Birch Street  
Denver, CO 80220  
303-725-4027  
[r.c.w@q.com](mailto:r.c.w@q.com)

**From:** [Meg Whitelaw](#)  
**To:** [dencc - City Council](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Fwd: January 7 Council meeting re Holly Street re-zoning  
**Date:** Wednesday, January 02, 2019 11:24:57 AM

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----- Forwarded message -----

**From:** Meg Whitelaw <[meg.whitelaw@gmail.com](mailto:meg.whitelaw@gmail.com)>  
**Date:** Fri, Dec 28, 2018 at 2:06 PM  
**Subject:** January 7 Council meeting re Holly Street re-zoning  
**To:** <[rezoning@denvergov.org](mailto:rezoning@denvergov.org)>

Dear Council Members,

I am writing in **opposition to the re-zoning on Holly Street ("Green Flats")**.

Please consider these points:

1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense.
2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly.
3. All near-by neighbors oppose this project, as do the overwhelming number of residents in the community. **The neighbors would agree to support a development with row homes or other units that reflect appropriate density for this site, and the surrounding area!**
4. The Hilltop RNO Board which does "not oppose" the project did **not poll** its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote. Please-- don't let Hilltop's Board's position be something you hide behind!!
5. All other affected RNOs which "did poll residents" found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing, stable neighborhood.
6. The requested waivers violate current zoning law. Plain and simple. Some close- by residents have said they would rather see what is zoned for now (up to 20 units) go in than what is being proposed. At some point, the City of Denver either has zoning laws--or it is a city with none.
7. This project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. ***Let's have a new developer!***

***Please vote "NO" and let our community work with a new developer who can build consensus!***

Thank you.  
Margaret H. Whitelaw

**From:** [Selina Muccio](#)  
**To:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Green Flats Development- Rezoning  
**Date:** Thursday, January 03, 2019 4:21:47 PM

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Dear Council Members,

I am writing in **opposition to the re-zoning on Holly Street ("Green Flats")**.

Please consider these points:

1. Holly Street is a narrow, neighborhood street that is already congested. This neighborhood area is regularly populated with children, dog walkers, cyclists and a lot of neighborhood residents that walk in the area regularly. Additional traffic in the area would create potential safety issues for these individuals. Adding significantly more units on this small street doesn't make sense; there's already inadequate parking in this area and increased density will cause more congestion.
2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly. There is another unsafe intersection nearby at Cedar and Jersey, which currently houses a stop sign that is ignored many times a day; the traffic this size of unit would cause would create even more traffic concerns and safety issues at both intersections.
3. An overwhelming number of residents in the community oppose this redevelopment due to the impact this large a unit would have on walkability, traffic and parking. A good, reasonable compromise would be a development of row homes or units that are appropriate for the parking and space available.

**Please vote "NO" and keep our neighborhood safe!**

Selina M Muccio

200 S. Jersey St

Denver, CO 80224

**From:** [Martha Strieby](#)  
**To:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Green Flats on Holly Street Re-Zoning  
**Date:** Wednesday, January 02, 2019 4:47:28 PM

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Dear Council Members,

I am writing to **oppose the re-zoning on South Holly Street for the “Green Flats”** project .

My husband and I purchased our home on Hudson Street in September of 2011. We moved from Stapleton, specifically because Hilltop is a lower-density neighborhood with spacious yards and open space between the homes. This proposed development will quite literally cast a shadow over our block, changing the feel of our home and our street forever.

We have seen a change even since the addition of the Park Burger building to the neighborhood. While we appreciate having these businesses readily accessible and within walking distance, we have also seen dangerous changes in traffic in the area. Cars now speed down Hudson Street at all hours of the day and night to avoid the traffic at the intersection of Holly and Alameda. I have had many near-accidents just trying to turn into my own driveway as these speeding cars use our block as their own personal short-cut. We have also had countless close-calls while walking with our children and dogs, just trying to get across Cedar Avenue. We feel nervous even letting our kids walk to Carson Elementary School.

The addition of a high-density housing complex at this already-congested stretch of Holly Street will greatly exacerbate these problems. More cars will be speeding down our streets, and more cars will be parked along Cedar and Hudson, making it even more dangerous for people (especially children) to cross safely.

These developers have made it clear they do not have the neighborhood’s interests in mind. These are not affordable homes dedicated to helping ensure diversity and housing availability. Rather, they are high-density luxury condos being imposed on one of Denver’s oldest and most established neighborhoods. The developers have said on multiple occasions that keeping with the current zoning and density of the existing neighborhood does not meet their financial goals. They have also threatened repeatedly that if they do not get this re-zoning approved, they will build something far worse or ‘less appropriate’ (in the words of Anna DeWitt) on the site that is already zoned for multi-family use.

I was born and raised in Hilltop and find it inexcusable that these developers are bullying their way into changing the character of our neighborhood for their own financial gain. I am also a real estate professional with first-hand knowledge of what other types of

development are possible here. I would be more than happy to work with a developer who demonstrates that they care about the neighborhood and the people who live here.

Furthermore, I would like to point out that the Hilltop RNO Board does not reflect the views of the residents of the neighborhood, particularly those of us who live close enough to be affected by this re-zoning.

Please vote no on this re-zoning.

Thank you for your consideration,

Martha Strieby  
255 South Hudson Street  
(720) 272-1727



**From:** [Sue Bollman](#)  
**To:** [dence - City Council](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Green Flats rezoning  
**Date:** Saturday, January 05, 2019 3:16:05 PM

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Dear Council members:

I am on the Cranmer Park/ Hilltop Civic Association board and have been closely following the proposed rezoning of the 219-245 South Holly Street site. I agree with the board decision to not oppose the rezone. Under the existing zoning, the developers could build up to 45 apartment. But if we work with the developers, they agree to build 23 apartments and sign restrictive covenants running with the land. This is similar to covenants signed on the 30-50 South Colorado Blvd. property which our RNO supported. It seems to me to be the most reasonable way to influence the development.

Please vote yes on the proposed rezoning.

Thank you

Sue Bollman  
4110 East Bayaud  
Denver, CO

**From:** [mazen mukayess](mailto:mazen.mukayess)  
**To:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Green Flats rezoning  
**Date:** Saturday, December 29, 2018 2:06:54 PM

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Dear Council Members,

I am writing in **opposition to the re-zoning on Holly Street ("Green Flats")**.

Please consider these points:

1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense.
2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly.
3. All near-by neighbors oppose this project, as do the overwhelming number of residents in the community. **The neighbors would agree to support a development with row homes or other units that reflect appropriate density for this site, and the surrounding area!**
4. The Hilltop RNO Board which does "not oppose" the project did **not poll** its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote.

Please-- don't let Hilltop's Board's position be something you hide behind!!

5. All other affected RNOs which "did poll residents" found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing, stable neighborhood.
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7. This project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. **Let's have a new developer!**
8. This will create a traffic nightmare for my neighborhood which has already seen 20 car accidents in 2018 as and a stunning 6 hit and runs! Please protect my children who use the nearby parks and neighborhood

***Please vote "NO" and let our community work with a new developer who can build consensus!***

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Maz Mukayess  
[720.838.5562](tel:720.838.5562)  
[mukayess@hotmail.com](mailto:mukayess@hotmail.com)  
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**From:** [Aaron Wolfe](#)  
**To:** [dencc - City Council: Rezoning - CPD; Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Green flats  
**Date:** Tuesday, January 01, 2019 4:31:21 PM

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Dear Council Members,

I am writing in **opposition to the re-zoning on Holly Street ("Green Flats")**.

Please consider these points:

1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense.
2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly.
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7. This project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. **Let's have a new developer!**

***Please vote "NO" and let our community work with a new developer who can build consensus!***

#### **Traffic Data - accidents near South Holly St. and East Cedar Avenue**

Reported Crashes along Holly and Alameda to Bayaud, 12/17/17-12/16/18

GO	OCC_DATE	OCC_TIME	DOW	LOCATION	Offense	Top_Injury
2017870442	12/31/17	2003	Sunday	S HOLLY ST / E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018170127	3/13/18	1145	Tuesday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018192787	3/22/18	1811	Thursday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018206143	3/28/18	1210	Wednesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018244695	4/12/18	1637	Thursday	E ALAMEDA AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018298736	5/4/18	1325	Friday	E CEDAR AVE / S HOLLY ST	TRAF - ACCIDENT - HIT & RUN	Non-Injury
2018379374	6/6/18	756	Wednesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018391190	6/11/18	730	Monday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT - HIT & RUN	Non-Injury
2018471788	7/12/18	1601	Thursday	200 BLOCK S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018519153	7/31/18	1655	Tuesday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018536749	8/7/18	1615	Tuesday	E CEDAR AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury
201856916	1/23/18	1800	Tuesday	100 BLOCK S HOLLY ST	TRAF - ACCIDENT - HIT & RUN	Non-Injury
2018571037	8/21/18	1445	Tuesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT - HIT & RUN	Non-Injury
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201869308	1/29/18	1558	Monday	100 BLOCK S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018745482	10/31/18	2139	Wednesday	E ALAMEDA AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018774970	11/13/18	1744	Tuesday	S HOLLY ST / E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018833386	12/10/18	1003	Monday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT - HIT & RUN	Non-Injury

Regards,



**From:** [Monica Longfellow](#)  
**To:** [dencc - City Council](#); [Rezoning - CPD](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] High density development @ 219,221,223,225, 227,235&245 S. Holly St  
**Date:** Wednesday, January 02, 2019 7:23:57 PM

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I ask you to oppose the re-zoning for the above proposed development.

Watching the TV broadcast recently re the above, a rare waiver was given by the Denver Planning Committee after reviewing the above planned development. As only one such waiver, so it was stated then, had been previously given, why does this plan merit one? Why have zoning only to grant waivers randomly for no good cause!

There are no multi-storey buildings nearby - there are only one and two storey homes and businesses in the surrounding area. A row of town homes would be acceptable, as are already located to the south of the site. They are quite attractive.

There is no public transport in this area. Holly Street is the main street to avoid Colorado Blvd. and Monaco Parkway, and traffic does get backed up on occasion. There is parking on both sides of the block between Holly and Cedar St. There are shops on both sides of Holly and obviously this brings increased pedestrian and vehicular traffic.

The strange plan to use the alley between Hudson St and Holly as access to this proposed buildings parking is ill conceived. It ignores the dangers to foot traffic on Cedar going to the shops and restaurants. It also ignores the poor visibility and risk of using Alameda, which is a busy Parkway, and where the speed limit of 35 mph is widely ignored.

Those promoting this development are not offering low income housing, but quite expensive condos. The only aim seems to be to spare the current residents of the site the expense of maintenance and repair to their property.

Allowing density in city development just for the goal of increased density is not good planning when traffic congestion, pollution from increased traffic and more risk of accidents are the result, and the building is inappropriate for the neighborhood.

Again, I beg you to reject this re-zoning application.

Thank you.

Monica Longfellow. 210 Jersey Street, Denver

Sent from my iPad

**From:** [john.sunderland](#)  
**To:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] High-density development at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #20171-00153.  
**Date:** Sunday, January 06, 2019 5:37:36 PM

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Denver City Council Members:

I am a resident of the Hilltop neighborhood and am writing to state my opposition to the proposed development mentioned above. The South Holly street corridor that will house this development already contains three retail stores and one high traffic restaurant. The congestion at the intersection of South Holly and Cedar Ave. is already serious and recently required that the city install a flashing caution sign to alert traffic of pedestrians using the crosswalk. In addition, Holly street has become an alternate traffic route for drivers hoping to avoid the congestion and gridlock on Colorado Blvd., Monaco Parkway and Quebec St. Drivers regularly ignore the 25 MPH speed limit on Holly and traffic accidents at the intersection have dramatically increased since January 2018. It just doesn't make sense to build a residential development that will add 27 units to an already overcrowded block. Immediate neighbors have already been seriously impacted by the increased congestion and traffic created by the Park Burger restaurant and The Creamery ice cream shop. This development will only exacerbate an already serious problem.

I urge you on behalf of my neighborhood - please do not approve this proposed development .

Thank you for your consideration.

John Sunderland  
500 Colorado Blvd.  
Denver, CO 80206

**From:** [Kevin Fanciulli](#)  
**To:** [denc - City Council](#)  
**Subject:** [EXTERNAL] Holly Street Development - Hearing Jan. 7  
**Date:** Wednesday, January 02, 2019 5:51:23 PM

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Dear Council Members,

I am writing in **opposition to the re-zoning on Holly Street ("Green Flats")**.

Please consider these points:

1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense.
2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly.
3. All near-by neighbors oppose this project, as do the overwhelming number of residents in the community. **The neighbors would agree to support a development with row homes or other units that reflect appropriate density for this site, and the surrounding area!**
4. The Hilltop RNO Board which does "not oppose" the project did **not poll** its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote. Please-- don't let Hilltop's Board's position be something you hide behind!!
5. All other affected RNOs which "did poll residents" found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing, stable neighborhood.
6. The requested waivers violate current zoning law. Plain and simple. Some close- by residents have said they would rather see what is zoned for now (up to 20 units) go in than what is being proposed. At some point, the City of Denver either has zoning laws--or it is a city with none.
7. This project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. ***Let's have a new developer!***

I am asking you to oppose this proposed zoning change for the following reasons:

- We need leadership from our city officials. Denver residents want smart, sustainable planning and growth, not approvals for every project a developer proposes. We are begging for leadership from you.
- This developer is asking for waivers from City zoning codes. Denver should follow its own zoning laws.
- Unfortunately, the City of Denver now essentially has no planning system. When this proposed zoning change came before the Denver Planning Board, the board members said they were not allowed to consider important issues like traffic, health and safety. Instead the Planning Board considers design issues.
- Holly Street is a narrow, neighborhood street that is already congested. The block where the developers are seeking a dramatic increase in density already has a beloved neighborhood market, Pete's Fruits & Vegetables, along with other popular local businesses: Park Burger and a Novo Coffee. These businesses attract both pedestrians and auto traffic. Adding significantly more units on this small street doesn't make sense. There's already inadequate parking in this area and increased density will cause more

congestion.

- Furthermore, the developers plan to add 30 or more cars to a very narrow alley behind the proposed development. This is dangerous and harms current residents.
- This part of Denver is an Area of Stability. There's no justification for a change in zoning in this area.
- Accidents near South Holly Street and East Cedar Avenue are spiking. Data from the City show that in the last year alone, there have been 20 car accidents near this intersection – including a stunning 6 hit-and-run accidents – just since New Year's Eve of last year.
- Neighborhood leaders and the closest residents participated in mediation to try to work with the developers, but the developers did not agree to any significant changes.
- This proposal arose because the current owners of these units did not want to pay for upkeep of their properties, including sewage repairs. The City should not give zoning changes and variances to owners that harm neighbors and pedestrians simply because the owners don't want to pay for upkeep of their property.

***Please vote "NO" and let our community work with a new developer who can build consensus!***

**Sincerely,  
Kevin Fanciulli  
201 S. Ivy St.  
Denver, CO 80224  
720-234-6484**



**From:** [Josh Hatter](#)  
**To:** [denc - City Council](#); [Rezoning - CPD](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] I oppose re-zoning the property on the east side Holly Street north of Alameda  
**Date:** Wednesday, January 02, 2019 5:49:29 PM

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Dear Council Members,

**I am writing in opposition to the re-zoning on Holly Street at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153.**

I sincerely appreciate you taking the time to review my points below on why I oppose this re-zoning

1. The fact that the developer is asking for an exception to the zoning law, a law intended to protect the neighborhood from this very type of density, tells me that this exception should not be approved.
2. As part of the growth of Denver, Holly has become a major north south artery from 8th Ave down to Evans. The stop lights at and near Alameda already frequently have cars backed up to the prior light. Adding the chaos of the volume of car owners from 27 units in the proposed site would be brutal.
3. In my frequent conversations with my neighbors in both Crestmoor and Hilltop over the holidays about this development, I have not heard a single statement supporting the current rezoning plan.
4. All neighborhood RNOs which did poll residents found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing neighborhood.
5. The Hilltop RNO Board which does "not oppose" the project did **not poll** its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote. Please-- don't let Hilltop's Board's position be something you hide behind!!
6. I have heard that this project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. ***Let's have a new developer that takes pride in considering the impact of their buildings on the neighborhood along with making money!***

***Please vote "NO" and let our community work with a new developer who can build consensus!***

Sincerely,  
Josh Hatter  
100 Kearney St  
Denver, CO 80220

**From:** [Michal Ruder](#)  
**To:** [Susman, Mary Beth - CC Member Denver City Cncl](#); [Rezoning - CPD](#); [denc - City Council](#)  
**Cc:** [Michal Ruder](#)  
**Subject:** [EXTERNAL] My opposition to the rezoning application for South Holly Street (Green Flats): please vote NO  
**Date:** Monday, December 31, 2018 10:02:59 AM

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Dear Mary Beth, Fellow Council Members, and Zoning Department,

I am writing to ask you to oppose a developer's request for a zoning change that would allow a high-density development at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153.

These lots currently consist of two single-family homes and a low-slung, one-story building with five attached homes. We know that you care deeply about providing affordable housing in Denver. These homes currently provide the most affordable options in our part of Denver.

The developers are seeking to raze relatively affordable homes and instead build expensive, high-density housing with up to 27 units replacing seven on a little more than half an acre.

I am asking you to oppose this proposed zoning change for the following reasons:

- We need leadership from our city officials. Denver residents want smart, sustainable planning and growth, not approvals for every project a developer proposes. We are begging for leadership from you.
- This developer is asking for waivers from City zoning codes. Denver should follow its own zoning laws.
- Unfortunately, the City of Denver now essentially has no planning system. When this proposed zoning change came before the Denver Planning Board, the board members said they were not allowed to consider important issues like traffic, health and safety. Instead the Planning Board considers design issues.
- Holly Street is a narrow, neighborhood street that is already congested. The block where the developers are seeking a dramatic increase in density already has a beloved neighborhood market, Pete's Fruits & Vegetables, along with other popular local businesses: Park Burger and a Novo Coffee. These businesses attract both pedestrians and auto traffic. Adding significantly more units on this small street doesn't make sense. There's already inadequate parking in this area and increased density will cause more congestion.
- Furthermore, the developers plan to add 30 or more cars to a very narrow alley behind the proposed development. This is dangerous and harms current residents.
- This part of Denver is an Area of Stability. There's no justification for a change in zoning in this area.
- Accidents near South Holly Street and East Cedar Avenue are spiking. Data from the City show that in the last year alone, there have been 20 car accidents near this intersection – including a stunning 6 hit-and-run accidents – just since New Year's Eve of last year.
- Neighborhood leaders and the closest residents participated in mediation to try to work with the developers, but the developers did not agree to any significant changes.
- This proposal arose because the current owners of these units did not want to pay for upkeep of their properties, including sewage repairs. The City should not give zoning changes and variances to owners that harm neighbors and pedestrians simply because the

owners don't want to pay for upkeep of their property.

- Unfortunately the RNO representing the homeowners closest to the proposed project in Hilltop did not survey residents near this proposed development and did not consult with them about how the proposed development would affect the nearest neighbors. Instead, they have conducted private negotiations with the developers at the expense of their own residents.
- Adjacent RNOs that will have to contend with impacts from this proposed development did conduct surveys and opposition to this high-density development is overwhelming. In surveys among the Hilltop residents closest to the proposed project, along with adjacent neighborhoods in Crestmoor, opposition ranged between 80 and 94 percent. We call upon you as our leaders to please listen to the majority of neighbors and oppose this proposed zoning change.
- We are asking you to consider transportation options before continuing to add density. Some parts of Denver have access to light rail and other alternative modes of transportation. The area where this developer wants to increase density does not have access to alternative modes of transportation. Denver recently was highlighted as a city with one of the worst transportation systems in the country. [Click here to read more.](#) Please improve our transportation systems before adding density that doesn't make sense.

Thank you.

Michal Ruder  
245 South Locust Street  
Denver, CO 80224

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Dr. Michal Ellen Ruder  
Wintermoon Geotechnologies, Inc.  
650 South Cherry Street, Suite 1410  
Glendale, CO. 80246  
USA  
Email: [meruder@wintermoon.com](mailto:meruder@wintermoon.com)  
Phone: (303) 355-3792  
Fax: (303) 355-1331

\*\*\*\*\*

**From:** [Michal Ruder](#)  
**To:** [denc - City Council: Rezoning - CPD: marybethsusman@denvergov.org](#)  
**Cc:** [Michal Ruder](#); [Amy Hook](#)  
**Subject:** [EXTERNAL] My opposition to the rezoning request at Holly Street (Green Flats) in Denver  
**Date:** Monday, December 31, 2018 9:02:10 AM

Dear Mary Beth, Fellow Council Members, and Zoning Department,

I am writing in **opposition to the re-zoning on Holly Street ("Green Flats")**.

Please consider these points:

1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense.
2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly.
3. All near-by neighbors oppose this project, as do the overwhelming number of residents in the community. **The neighbors would agree to support a development with row homes or other units that reflect appropriate density for this site, and the surrounding area!**
4. The Hilltop RNO Board which does "not oppose" the project did **not poll** its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote.  
Please-- don't let Hilltop's Board's position be something you hide behind!!
5. All other affected RNOs which "did poll residents" found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing, stable neighborhood.
6. The requested waivers violate current zoning law. Plain and simple. Some close- by residents have said they would rather see what is zoned for now (up to 20 units) go in than what is being proposed. At some point, the City of Denver either has zoning laws--or it is a city with none.
- 7.This project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. **Let's have a new developer!**

**Please vote "NO" and let our community work with a new developer who can build consensus!**

**Traffic Data - accidents near South Holly St. and East Cedar Avenue**

Reported Crashes along Holly and Alameda to Bayaud, 12/17/17-12/16/18						
GO	OCC_DATE	OCC_TIME	DOW	LOCATION	Offense	Top_Injury
2017870442	12/31/17	2003	Sunday	S HOLLY ST / E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018170127	3/13/18	1145	Tuesday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018192787	3/22/18	1811	Thursday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018206143	3/28/18	1210	Wednesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018244695	4/12/18	1637	Thursday	E ALAMEDA AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018298736	5/4/18	1325	Friday	E CEDAR AVE / S HOLLY ST	TRAF - ACCIDENT - HIT & RUN	Non-Injury
2018379374	6/6/18	756	Wednesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
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2018471788	7/12/18	1601	Thursday	200 BLOCK S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018519153	7/31/18	1655	Tuesday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018536749	8/7/18	1615	Tuesday	E CEDAR AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury
201856916	1/23/18	1800	Tuesday	100 BLOCK S HOLLY ST	TRAF - ACCIDENT - HIT & RUN	Non-Injury
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2018833386	12/10/18	1003	Monday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT - HIT & RUN	Non-Injury

Thank you for your time. Again, please vote NO on this rezoning application. It's unsafe for local traffic and not in concert with the tenor of the neighborhood.

Thank you,  
 Michal Ruder  
 245 South Locust Street  
 Denver, CO 80224

\*\*\*\*\*

Dr. Michal Ellen Ruder  
 Wintermoon Geotechnologies, Inc.  
 650 South Cherry Street, Suite 1410  
 Glendale, CO. 80246  
 USA  
 Email: [meruder@wintermoon.com](mailto:meruder@wintermoon.com)  
 Phone: (303) 355-3792  
 Fax: (303) 355-1331

\*\*\*\*\*

**From:** [Michal Ruder](#)  
**To:** [Susman, Mary Beth - CC Member Denver City Cncl](#); [Rezoning - CPD](#); [dence - City Council](#)  
**Cc:** [Michal Ruder](#)  
**Subject:** [EXTERNAL] My opposition to the rezoning request at Holly Street (Green Flats) in Denver  
**Date:** Monday, December 31, 2018 9:45:58 AM

Dear Mary Beth, Fellow Council Members, and Zoning Department,

I am writing in **opposition to the re-zoning on Holly Street ("Green Flats")**.

Please consider these points:

1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense.
2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly.
3. All near-by neighbors oppose this project, as do the overwhelming number of residents in the community. **The neighbors would agree to support a development with row homes or other units that reflect appropriate density for this site, and the surrounding area!**
4. The Hilltop RNO Board which does "not oppose" the project did **not poll** its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote.  
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5. All other affected RNOs which "did poll residents" found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing, stable neighborhood.
6. The requested waivers violate current zoning law. Plain and simple. Some close- by residents have said they would rather see what is zoned for now (up to 20 units) go in than what is being proposed. At some point, the City of Denver either has zoning laws--or it is a city with none.
- 7.This project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. **Let's have a new developer!**

**Please vote "NO" and let our community work with a new developer who can build consensus!**

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2018652466	9/22/18	1730	Saturday	E ALAMEDA AVE / S HOLLY ST	TRAF - ACCIDENT	Injured (Non-SBI)
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201869308	1/29/18	1558	Monday	100 BLOCK S HOLLY ST	TRAF - ACCIDENT	Non-Injury
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2018833386	12/10/18	1003	Monday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT - HIT & RUN	Non-Injury

Thank you for your time. Again, please vote NO on this rezoning application. It's unsafe for local traffic and not in concert with the tenor of the neighborhood.

Thank you,  
 Michal Ruder  
 245 South Locust Street  
 Denver, CO 80224

\*\*\*\*\*

Dr. Michal Ellen Ruder  
 Wintermoon Geotechnologies, Inc.  
 650 South Cherry Street, Suite 1410  
 Glendale, CO. 80246  
 USA  
 Email: [meruder@wintermoon.com](mailto:meruder@wintermoon.com)  
 Phone: (303) 355-3792  
 Fax: (303) 355-1331

\*\*\*\*\*

**From:** [Nina Price](#)  
**To:** [dencc - City Council](#); [Rezoning - CPD](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Opposition to Holly St High density housing project  
**Date:** Monday, January 07, 2019 12:14:38 PM

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Dear City Council members;

I am writing to ask you to oppose a developer's request for a zoning change that would allow a high-density development at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153.

This area is far too congested to take on so many additional units. Holly is not a large street in that area and already is too congested to be deemed safe for pedestrians, or cars for that matter. Putting Park Burger, Novo, and the ice cream shop on this part of Holly made this area terribly congested. Adding more housing over the current 7 units that are there will only add to the problem. It's not a neighborhood that has a street that is capable to move any more traffic.

I understand that we need more housing in this city, but that doesn't mean that we should destroy the neighborhoods that make it so special. There are streets and places that make much more sense for this kind of development. Colorado Blvd. is crowded, but along that corridor there are many more opportunities to put this kind of high density development. Similarly, there are places along 8<sup>th</sup> avenue or Hale parkway where the traffic can be better managed. I am sure that the developer purchased this property for very little in hopes of maximizing profit, but they will do so at the expense of the neighborhood.

We need and deserve leadership from our city officials. Denver residents want smart, sustainable planning and growth, not approvals for every project a developer proposes. We are begging for leadership from you. This developer is asking for waivers from City zoning codes. Denver should follow its own zoning laws. Unfortunately, the City of Denver now essentially has no planning system. When this proposed zoning change came before the Denver Planning Board, the board members said they were not allowed to consider important issues like traffic, health and safety. If you can't consider the basics, can you at least take into consideration the feelings of the tax paying residents? This is a flawed design! There's no justification for a change in zoning in this area.

Unfortunately the RNO representing the homeowners closest to the proposed project in Hilltop did not survey residents near this proposed development and rendered an opinion that was not representative of the neighborhood. They did this on their own and will be held accountable for this egregious act.

Adjacent RNOs that will have to contend with impacts from this proposed development did conduct surveys and opposition to this high-density development is overwhelming. In surveys among the Hilltop residents closest to the proposed project, along with adjacent neighborhoods in Crestmoor, opposition ranged between 80 and 94 percent.

We call upon you to act like leaders and to please listen to the majority of neighbors and oppose this proposed zoning change. modes of transportation.



Sincerely yours,  
C Price, taxpaying resident

**From:** [GAYLE HAMLETT](#)  
**To:** [dence - City Council](#); [Rezoning - CPD](#); [mary.bethsusman@denvergov.org](mailto:mary.bethsusman@denvergov.org)  
**Subject:** [EXTERNAL] opposition to rezoning of Green Flats  
**Date:** Wednesday, January 02, 2019 10:00:41 PM  
**Attachments:** [Letter to City Council Re- Green Flats.docx](#)

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Dear City Council Members,

This letter is regarding application # 20171-00153. Green Flats proposal.

Thank you,

Gayle Hamlett

**From:** [Linda Lewis](#)  
**To:** [dencc - City Council](#); [Rezoning - CPD](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Opposition to waiver for the high-density project proposed for Holly Street at Cedar  
**Date:** Wednesday, January 02, 2019 12:55:47 PM

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Dear City Council members:

I am writing in opposition to the proposed high-density development for the SW corner of South Holly Street at Cedar. Nearly everyone in the Hilltop and Crestmoor neighborhoods is against this project. PLEASE be responsive to the neighborhoods you are in office to protect and do not let developers destroy one of the most wonderful cities in America.

Our own council person does not poll us, does not care what we think, and is ready for developers to bankroll her re-election campaign in May.. Our Hilltop RNO does not poll us, does not care what we think, and makes deals with developers without even telling us.

The zoning code is supposed to protect our beloved and very stable neighborhood. There is no compelling public benefit in granting a waiver on this project, which was initiated by homeowners who did not want to pay for the necessary maintenance of roof and sewer lines that all of us have dealt with in our mid-century modern homes. Any waiver that is granted in Denver, instead of becoming a one-time exception, seems to be treated as a new standard of normal, only to be used to petition for further, even more extreme waivers, and the beauty and special-ness of the whole city goes down the tubes.

The proposed project has no architectural merit, and the units will be far more expensive than the relatively affordable housing they will replace. Its 23/27 units will like general 46/54 more cars, yet there is parking for only 36. That corner already has a popular grocery, restaurant, ice cream shop, and coffeehouse, all generating lots of vehicular and pedestrian traffic and lots of children. Holly Street is only one lane each way, and is already totally congested. In 2018, there were 20 vehicle accidents near this corner, including 6 hit-and-runs. There is no room for the extra traffic those 46 cars will bring. There is no bus route along Holly, and no light-rail anywhere nearby. Denver has already been cited as having one of the worst transportation systems in the country. Perhaps you might focus on building infrastructure before the city is high-densitized to death.

Beseechingly yours for the love of Denver,

Linda Lewis  
250 S. Hudson Street

**From:** [Dolores Martinez Hernandez](#)  
**To:** [dencc - City Council](#)  
**Cc:** [Rezoning - CPD; Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Proposed Development at Holly and Cedar  
**Date:** Tuesday, January 01, 2019 8:36:26 PM

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I am Dolores C. Martinez Hernandez. My family and I live at 245 Holly Street, Denver, CO 80220. I have been very concerned over the years about the increase in traffic on Holly Street. I am now concerned about the proposed development at Holly and Cedar. The street is much narrower than the street at 8th and Colorado Boulevard where a lot of high density buildings are being constructed. The sidewalks remain very narrow, so strollers, bicycles and pedestrians are confined to narrow passages.

I support, the "Live, Work, Play" concept but this area is not conducive to the high density project that the developers are currently proposing.

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**Dolores C. Martinez Hernandez**  
**720-252-3726**  
[d.martinezhernandez@gmail.com](mailto:d.martinezhernandez@gmail.com)

**From:** [Janet Modisette Britson](#)  
**To:** [denc - City Council](#)  
**Subject:** [EXTERNAL] Re: Green Flats development  
**Date:** Wednesday, January 02, 2019 4:42:16 PM

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Dear City Council members,

I am writing to ask you to oppose a developer's request for a zoning change that would allow a high-density development at 219, 221, 223, 225, 227, 235 and [245 S. Holly Street, Application #2017I-00153](#).

These lots currently consist of two single-family homes and a low-slung, one-story building with five attached homes. We know that you care deeply about providing affordable housing in Denver. These homes currently provide the most affordable options in our part of Denver.

The developers are seeking to raze relatively affordable homes and instead build expensive, high-density housing with up to 27 units replacing seven on a little more than half an acre.

I am asking you to oppose this proposed zoning change for the following reasons:

- We need leadership from our city officials. Denver residents want smart, sustainable planning and growth, not approvals for every project a developer proposes. We are begging for leadership from you.
- This developer is asking for waivers from City zoning codes. Denver should follow its own zoning laws.
- Unfortunately, the City of Denver now essentially has no planning system. When this proposed zoning change came before the Denver Planning Board, the board members said they were not allowed to consider important issues like traffic, health and safety. Instead the Planning Board considers design issues.
- Holly Street is a narrow, neighborhood street that is already congested. The block where the developers are seeking a dramatic increase in density already has a beloved neighborhood market, Pete's Fruits & Vegetables, along with other popular local businesses: Park Burger and a Novo Coffee. These businesses attract both pedestrians and auto traffic. Adding significantly more units on this small street doesn't make sense. There's already inadequate parking in this area and increased density will cause more congestion.
- Furthermore, the developers plan to add 30 or more cars to a very narrow alley behind the proposed development. This is dangerous and harms current residents.
- This part of Denver is an Area of Stability. There's no justification for a change in zoning in this area.
- Accidents near South Holly Street and East Cedar Avenue are spiking. Data from the City show that in the last year alone, there have been 20 car accidents near this intersection – including a stunning 6 hit-and-run accidents – just since New Year's Eve of last year.
- Neighborhood leaders and the closest residents participated in mediation to try to work with the developers, but the developers did not agree to any significant changes.
- This proposal arose because the current owners of these units did not want to pay for upkeep of their properties, including sewage repairs. The City should not give zoning changes and variances to owners that harm neighbors and pedestrians simply because the owners don't want to pay for upkeep of their property.

- Unfortunately the RNO representing the homeowners closest to the proposed project in Hilltop did not survey residents near this proposed development and did not consult with them about how the proposed development would affect the nearest neighbors. Instead, they have conducted private negotiations with the developers at the expense of their own residents.

- Adjacent RNOs that will have to contend with impacts from this proposed development did conduct surveys and opposition to this high-density development is overwhelming. In surveys among the Hilltop residents closest to the proposed project, along with adjacent neighborhoods in Crestmoor, opposition ranged between 80 and 94 percent. We call upon you as our leaders to please listen to the majority of neighbors and oppose this proposed zoning change.

- We are asking you to consider transportation options before continuing to add density. Some parts of Denver have access to light rail and other alternative modes of transportation. The area where this developer wants to increase density does not have access to alternative modes of transportation. Denver recently was highlighted as a city with one of the worst transportation systems in the country. [Click here to read more.](#) Please improve our transportation systems before adding density that doesn't make sense.

Thank you.

David & Jan Bricton  
2 Elm St  
Denver CO 80220

Sent from my iPhone

**From:** [Tessa Goldhamer](#)  
**To:** [dencc - City Council](#); [Rezoning - CPD](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Rezoning 219, 221, 223, 225, 227, 235, 245 S Holly St: 20171-00153  
**Date:** Thursday, January 03, 2019 12:00:46 PM

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I am writing to express my concern about a proposed rezoning in my neighborhood. The above-captioned property is currently occupied by single-story residences. The proposed rezoning would be used to build a three-story project that would significantly negatively impact the surrounding neighborhood and the traffic in the area.

Holly Street already experiences congestion many times during the day. The intersection of Holly and Cedar has become very dangerous with the existing development and the pressure of traffic on both streets. The resulting traffic problems have caused cars to infiltrate the rest of the neighborhood, driving fast and recklessly, swerving and rolling through stops signs, on nearby streets, perhaps out of frustration with the congestion around the Holly/Cedar area. I have lived at Bayaud and Jersey Street for over 35 years and have seen a very significant increase in traffic volume and speeding at that intersection in the last few years as drivers try to work around the congestion on Holly at Cedar and Alameda. The proposed rezoning would only make the situation worse by inevitably placing additional parking activity on Holly from visitors, deliveries, or residents unable to park in the limited spaces provided. The construction itself will be a nightmare.

While redevelopment of the site may be inevitable, construction of lower density and height townhouse units like those already in place immediately south of this site would be more appropriate.

Sincerely,  
Theresa Goldhamer

**From:** [Jan Ankele](#)  
**To:** [dencc - City Council](#); [Rezoning - CPD](#)  
**Subject:** [EXTERNAL] Rezoning issues  
**Date:** Wednesday, January 02, 2019 4:32:08 PM

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Dear City Council members,

I am writing to ask you to oppose a developer's request for a zoning change that would allow a high-density development at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153.

These lots currently consist of two single-family homes and a low-slung, one-story building with five attached homes. We know that you care deeply about providing affordable housing in Denver. These homes currently provide the most affordable options in our part of Denver.

The developers are seeking to raze relatively affordable homes and instead build expensive, high-density housing with up to 27 units replacing seven on a little more than half an acre.

**I am asking you to oppose this proposed zoning change for the following reasons:**

- We need leadership from our city officials. Denver residents want smart, sustainable planning and growth, not approvals for every project a developer proposes. We are begging for leadership from you.
- This developer is asking for waivers from City zoning codes. Denver should follow its own zoning laws.
- Unfortunately, the City of Denver now essentially has no planning system. When this proposed zoning change came before the Denver Planning Board, the board members said they were not allowed to consider important issues like traffic, health and safety. Instead the Planning Board considers design issues.
- **Holly Street is a narrow, neighborhood street that is already congested. The block where the developers are seeking a dramatic increase in density already has a beloved neighborhood market, Pete's Fruits & Vegetables, along with other popular local businesses: Park Burger and a Novo Coffee. These businesses attract both pedestrians and auto traffic. Adding significantly more units on this small street doesn't make sense. There's already inadequate parking in this area and increased density will cause more congestion.**
- Furthermore, the developers plan to add 30 or more cars to a very narrow alley behind the proposed development. This is dangerous and harms current residents.
- This part of Denver is an Area of Stability. There's no justification for a change in zoning in this area.
- Accidents near South Holly Street and East Cedar Avenue are spiking. Data from the City show that in the last year alone, there have been 20 car accidents near this intersection – including a stunning 6 hit-and-run accidents – just since New Year's Eve of last year.
- Neighborhood leaders and the closest residents participated in mediation to try to work with the developers, but the developers did not agree to any significant changes.
- This proposal arose because the current owners of these units did not want to pay for upkeep of their properties, including sewage repairs. The City should not give zoning changes and variances to owners that harm neighbors and pedestrians simply because the owners don't want to pay for upkeep of their property.
- Unfortunately the RNO representing the homeowners closest to the proposed project in Hilltop did not survey residents near this proposed development and did not consult with them about how the proposed development would affect the nearest neighbors. Instead, they have conducted private negotiations with the developers at the expense of their own



residents.

- Adjacent RNOs that will have to contend with impacts from this proposed development did conduct surveys and opposition to this high-density development is overwhelming. In surveys among the Hilltop residents closest to the proposed project, along with adjacent neighborhoods in Crestmoor, opposition ranged between 80 and 94 percent. We call upon you as our leaders to please listen to the majority of neighbors and oppose this proposed zoning change.
- We are asking you to consider transportation options before continuing to add density. Some parts of Denver have access to light rail and other alternative modes of transportation. The area where this developer wants to increase density does not have access to alternative modes of transportation. Denver recently was highlighted as a city with one of the worst transportation systems in the country. **Please improve our transportation systems before adding density that doesn't make sense.**

Jan Ankele

**From:** [Shawn Emery](#)  
**To:** [denc - City Council](#)  
**Subject:** [EXTERNAL] Re-zoning on Holly Street  
**Date:** Wednesday, January 02, 2019 4:25:39 PM

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Dear Council Members, I am writing in opposition to the re-zoning on Holly Street ("Green Flats"). Please consider these points: 1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense. 2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly. 3. All near-by neighbors oppose this project, as do the overwhelming number of residents in the community. The neighbors would agree to support a development with row homes or other units that reflect appropriate density for this site, and the surrounding area! 4. The Hilltop RNO Board which does "not oppose" the project did not poll its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote. Please-- don't let Hilltop's Board's position be something you hide behind!! 5. All other affected RNOs which "did poll residents" found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing, stable neighborhood. 6. The requested waivers violate current zoning law. Plain and simple. Some close- by residents have said they would rather see what is zoned for now (up to 20 units) go in than what is being proposed. At some point, the City of Denver either has zoning laws--or it is a city with none. 7. This project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. Let's have a new developer! Please vote "NO" and let our community work with a new developer who can build consensus!

Traffic Data - accidents near South Holly St. and East Cedar Avenue Reported Crashes along Holly and Alameda to Bayaud, 12/17/17-12/16/18

GO	OCC_DATE	OCC_TIME	DOW	LOCATION	Offense	Top_Injury
2017870442	12/31/17	2003	Sunday	S HOLLY ST / E ALAMEDA AVE TRAF	- ACCIDENT Non-Injury	2018170127
3/13/18	1145	Tuesday	S HOLLY ST / E CEDAR AVE TRAF	- ACCIDENT Non-Injury	2018192787	
3/22/18	1811	Thursday	S HOLLY ST / E CEDAR AVE TRAF	- ACCIDENT Non-Injury	2018206143	
3/28/18	1210	Wednesday	5600 BLOCK E ALAMEDA AVE TRAF	- ACCIDENT Non-Injury	2018244695	
4/12/18	1637	Thursday	E ALAMEDA AVE / S HOLLY ST TRAF	- ACCIDENT Non-Injury	2018298736	
5/4/18	1325	Friday	E CEDAR AVE / S HOLLY ST TRAF	- ACCIDENT - HIT & RUN Non-Injury	2018379374	
6/6/18	756	Wednesday	5600 BLOCK E ALAMEDA AVE TRAF	- ACCIDENT Non-Injury	2018391190	
6/11/18	730	Monday	5600 BLOCK E ALAMEDA AVE TRAF	- ACCIDENT - HIT & RUN Non-Injury	2018471788	
7/12/18	1601	Thursday	200 BLOCK S HOLLY ST TRAF	- ACCIDENT Non-Injury	2018519153	
7/31/18	1655	Tuesday	S HOLLY ST / E CEDAR AVE TRAF	- ACCIDENT Non-Injury	2018536749	
8/7/18	1615	Tuesday	E CEDAR AVE / S HOLLY ST TRAF	- ACCIDENT Non-Injury	201856916	
1/23/18	1800	Tuesday	100 BLOCK S HOLLY ST TRAF	- ACCIDENT - HIT & RUN Non-Injury	2018571037	
8/21/18	1445	Tuesday	5600 BLOCK E ALAMEDA AVE TRAF	- ACCIDENT - HIT & RUN Non-Injury	2018591153	
8/29/18	1617	Wednesday	S HOLLY ST / E ALAMEDA AVE TRAF	- ACCIDENT - HIT & RUN Non-Injury	2018652466	
9/22/18	1730	Saturday	E ALAMEDA AVE / S HOLLY ST TRAF	- ACCIDENT Injured (Non-SBI)	2018656300	
9/24/18	1014	Monday	S HOLLY ST / E ALAMEDA AVE TRAF	- ACCIDENT Injured (Non-SBI)	201869308	
1/29/18	1558	Monday	100 BLOCK S HOLLY ST TRAF	- ACCIDENT Non-Injury	2018745482	
10/31/18	2139	Wednesday	E ALAMEDA AVE / S HOLLY ST TRAF	- ACCIDENT Non-Injury	2018774970	
11/13/18	1744	Tuesday	S HOLLY ST / E ALAMEDA AVE TRAF	- ACCIDENT Non-Injury	2018833386	
12/10/18	1003	Monday	5600 BLOCK E ALAMEDA AVE TRAF	- ACCIDENT - HIT & RUN Non-Injury		

**From:** [Mary Conway](#)  
**To:** [dencc - City Council](#); [Rezoning - CPD](#); [marybethsusman@denvergov.org](mailto:marybethsusman@denvergov.org)  
**Subject:** [EXTERNAL] Submit comments now -- Attend City Council Hearing on Jan. 7 - Proposed Holly Street Development  
**Date:** Thursday, January 03, 2019 10:45:03 AM

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Dear Council Members,

"A City is the greatest work of Art possible" Lloyd Rees

I am writing in opposition to the re-zoning on Holly Street ("Green Flats"). I grew up in Hilltop and have lived at 238 S Holly Street for 6.5 years. Both of my sisters owned units at 225 S Holly and 227 S Holly. When my sisters lived there they improved the property so much that Denise Reich placed it in her newsletter and said it was the Most Improved rental property in Hilltop. Unfortunately, the HOA of 219, 221, 223, 225 and 227 S Holly has not put aside enough money to repair their roof or their sewer and now they want to force a neighborhood to accept zoning changes that will ultimately destroy anything good about the block of 200 S Holly Street because they failed to plan as an HOA?

They sold this project as being additional affordable housing which is the biggest joke there is because they would be destroying the ONLY 5 affordable houses on the block. 227 and 225 S Holly worked as 1st homes for both of my sisters because they were both able to purchase their first homes and build some equity and then they both sold and were able to purchase bigger homes for their families. Are we going to remove any chance for people to be able to afford something less expensive? I realize a 5 plex will not gain value as much as a single family home, but are we going to do away with all chances for lower income earners to get into 1st time buyer properties?

Please consider these points:

1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense.
2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly.
3. All near-by neighbors oppose this project, as do the overwhelming number of residents in the community. **The neighbors would agree to support a development with row homes or other units that reflect appropriate density for this site, and the surrounding area!**
4. The Hilltop RNO Board which does "not oppose" the project did **not poll** its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote. Please-- don't let Hilltop's Board's position be something you hide behind!!
5. All other affected RNOs which "did poll residents" found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing, stable neighborhood.
6. The requested waivers violate current zoning law. Plain and simple. Some close- by residents have said they would rather see what is zoned for now (up to 20 units) go in than what is being proposed. At some point, the City of Denver either has zoning laws--or it is a city with none.
7. This project is being built-- and not modified-- solely because this developer says he can't

make enough money otherwise. *Let's have a new developer!*

*Please vote "NO" and let our community work with a new developer who can build consensus!*

Regards,

Mary Conway  
238 S Holly St  
Denver CO 80246

**From:** [Seery Maggio](#)  
**To:** [dencc - City Council](#); [Rezoning - CPD](#); [marybethsusman@denvergov.org](mailto:marybethsusman@denvergov.org); [Lucero, Theresa - CPD Sr City Planner](#)  
**Subject:** [EXTERNAL] Zoning change: S. Holly Street, Application #2017I-00153  
**Date:** Monday, December 31, 2018 9:31:56 AM

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Dear City Council members, I am writing to ask you to **oppose** a developer's request for a zoning change that would allow a high-density development at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153. This hearing is scheduled to take place on Jan. 7th. These lots currently consist of two single-family homes and a low-slung, one-story building with five attached homes. We know that you care deeply about providing affordable housing in Denver. These homes currently provide the most affordable options in our part of Denver. The developers are seeking to raze relatively affordable homes and instead build expensive, high-density housing with up to 27 units replacing seven on a little more than half an acre. I am asking you to oppose this proposed zoning change on January 7th for the following reasons:

- This developer is asking for waivers from City zoning codes. Denver should follow its own zoning laws.
- Unfortunately, the City of Denver now essentially has no planning system. When this proposed zoning change came before the Denver Planning Board, the board members said they were not allowed to consider important issues like traffic, health and safety. Instead the Planning Board considers design issues.
- Holly Street is a narrow, neighborhood street that is already congested. The block where the developers are seeking a dramatic increase in density already has a beloved neighborhood market, Pete's Fruits & Vegetables, along with other popular local businesses: Park Burger and a Novo Coffee. These businesses attract both pedestrians (**including many small children**) and auto traffic. Adding significantly more units on this small street doesn't make sense. There's already inadequate parking in this area and increased density will cause more congestion.
- Furthermore, the developers plan to add 30 or more cars to a very narrow alley behind the proposed development. This is dangerous and harms current residents.
- This part of Denver is an Area of Stability. There's no justification for a change in zoning in this area.
- Accidents near South Holly Street and East Cedar Avenue are spiking. Data from the City show that in the last year alone, there have been 20 car accidents near this intersection – including a stunning 6 hit-and-run accidents – just since New Year's Eve of last year.
- Neighborhood leaders and the closest residents participated in mediation to try to work with the developers, but the developers did not agree to any significant changes.
- This proposal arose because the current owners of these units did not want to pay for upkeep of their properties, including sewage repairs. The City should not give zoning changes and variances to owners that harm neighbors and pedestrians simply because the owners don't want to pay for upkeep of their property.
- Unfortunately the RNO representing the homeowners closest to the proposed project in Hilltop did not survey residents near this proposed development and did not consult with them about how the proposed development would affect the nearest neighbors. Instead, they have conducted private negotiations with the developers at the expense of their own residents.
- Adjacent RNOs that will have to contend with impacts from this proposed development did conduct surveys and opposition to this high-density development is overwhelming. In surveys among the Hilltop residents closest to the proposed project, along with adjacent neighborhoods in Crestmoor, opposition ranged between 80 and 94 percent. We call upon you as our leaders to please listen to the majority of neighbors and oppose this proposed zoning change.
- We are asking you to consider transportation options before continuing to add density. Some parts of Denver have access to light rail and other alternative modes of transportation. The area where this developer wants to increase density does not have access to alternative modes of transportation. Denver recently was highlighted as a city with one of the worst transportation systems in the country. [Click here to read more.](#) Please improve our transportation systems before adding density that doesn't make sense.

Traffic Data - accidents near South Holly St. and East Cedar Avenue Reported Crashes along Holly and Alameda to Bayaud, 12/17/17-12/16/18 GO OCC\_DATE OCC\_TIME DOW LOCATION

Offense Top\_Injury 2017870442 12/31/17 2003 Sunday S HOLLY ST / E ALAMEDA AVE TRAF - ACCIDENT Non-Injury 2018170127 3/13/18 1145 Tuesday S HOLLY ST / E CEDAR AVE TRAF - ACCIDENT Non-Injury 2018192787 3/22/18 1811 Thursday S HOLLY ST / E CEDAR AVE TRAF - ACCIDENT Non-Injury 2018206143 3/28/18 1210 Wednesday 5600 BLOCK E ALAMEDA AVE TRAF - ACCIDENT Non-Injury 2018244695 4/12/18 1637 Thursday E ALAMEDA AVE / S HOLLY ST TRAF - ACCIDENT Non-Injury 2018298736 5/4/18 1325 Friday E CEDAR AVE / S HOLLY ST TRAF - ACCIDENT - HIT & RUN Non-Injury 2018379374 6/6/18 756 Wednesday 5600 BLOCK E ALAMEDA AVE TRAF - ACCIDENT Non-Injury 2018391190 6/11/18 730 Monday 5600 BLOCK E ALAMEDA AVE TRAF - ACCIDENT - HIT & RUN Non-Injury 2018471788 7/12/18 1601 Thursday 200 BLOCK S HOLLY ST TRAF - ACCIDENT Non-Injury 2018519153 7/31/18 1655 Tuesday S HOLLY ST / E CEDAR AVE TRAF - ACCIDENT Non-Injury 2018536749 8/7/18 1615 Tuesday E CEDAR AVE / S HOLLY ST TRAF - ACCIDENT Non-Injury 201856916 1/23/18 1800 Tuesday 100 BLOCK S HOLLY ST TRAF - ACCIDENT - HIT & RUN Non-Injury 2018571037 8/21/18 1445 Tuesday 5600 BLOCK E ALAMEDA AVE TRAF - ACCIDENT - HIT & RUN Non-Injury 2018591153 8/29/18 1617 Wednesday S HOLLY ST / E ALAMEDA AVE TRAF - ACCIDENT - HIT & RUN Non-Injury 2018652466 9/22/18 1730 Saturday E ALAMEDA AVE / S HOLLY ST TRAF - ACCIDENT Injured (Non-SBI) 2018656300 9/24/18 1014 Monday S HOLLY ST / E ALAMEDA AVE TRAF - ACCIDENT Injured (Non-SBI) 201869308 1/29/18 1558 Monday 100 BLOCK S HOLLY ST TRAF - ACCIDENT Non-Injury 2018745482 10/31/18 2139 Wednesday E ALAMEDA AVE / S HOLLY ST TRAF - ACCIDENT Non-Injury 2018774970 11/13/18 1744 Tuesday S HOLLY ST / E ALAMEDA AVE TRAF - ACCIDENT Non-Injury 2018833386 12/10/18 1003 Monday 5600 BLOCK E ALAMEDA AVE TRAF - ACCIDENT - HIT & RUN Non-Injury Thank you. Seery Maggio  
5253 E. Bayaud Avenue  
Denver, CO 80246

Seery Maggio 214.334.9551 (c)

To: Denver City Council

Date: January 3, 2019 (submitted by email before noon)

Re: Proposed rezoning Application #2017I-00153 (219, 221, 223, 225, 227, 235, and 245 South Holly Street)

From Gregory J. Kerwin  
200 Kearney Street  
Denver, CO 80220

I write in opposition to the proposed rezoning near Holly & Cedar in the Hilltop/Crestmoor neighborhoods (see application number above). I have lived nearby in Crestmoor for more than 24 years.

### **Obvious Parking/Traffic Problems with this proposed Rezoning**

As other commenters explain, the proposed rezoning will cause obvious traffic and parking problems for the surrounding residential neighborhoods. The addition of the Park Burger restaurant and surrounding shops a few years ago (in place of an auto repair shop that generated little traffic) has already caused major traffic problems for this narrow stretch of Holly Street, and parking problems for surrounding single family homes. The other nearby commercial uses: Pete's Fruit & Vegetable Market and the synagogue) are welcome neighborhood fixtures have been in place for decades. Those buildings do not create traffic and parking problems because most people using them walk there from surrounding homes, or can use the parking the buildings provide.

The proposed rezoning would allow the developer to replace single family homes on roughly 6/10ths of an acre with high density apartment-like structures containing 23 to 27 new housing units, replacing seven existing units (2 single family homes and one building with 5 one-story units). Virtually all the new residents will have and need cars.

The proposed rezoning will not allow affordable housing—it will allow expensive new apartments or condos. The argument that this housing will be for teachers on limited incomes ignores the obvious high cost of the new units the developer plans to build if the rezoning is allowed.

### **Do Your Job! Reject a proposed rezoning that will cause adverse traffic and parking impacts for surrounding residential neighborhoods, far from any transit hub**

As you well know, the **Number One concern for longstanding Denver residents with the recent growth of the City and State is the enormous increase in traffic and parking congestion** that harms the quality of life for residents. Denver voters are sick and tired of having their City leaders accommodate real estate developers by jamming new high density developments in desirable residential neighborhoods where there is not enough infrastructure to

handle the new traffic and parking burdens. The developer makes a quick profit and moves on, leaving the surrounding neighborhoods to struggle with the new traffic and parking problems. Uber/Lyft, scooters, bicycles, and self-driving cars are not going to solve Denver's traffic and parking gridlock in my life time or yours.

**Denver voters will be voting in May 2019 based on how their City Council members do or do not protect residents from the onslaught of new traffic and parking problems.**

New density is fine near a transit hub, where residents can use light rail or reliable/frequent bus service instead of owning a car. There is no transit hub near Cedar & Holly. The RTD bus on Alameda runs too infrequently, and goes too few places, to be a substitute for most residents owning a car.

For years CPD and the City Council have adhered to an unwritten policy or procedure supposedly directing that the Planning Board and City Council may not, or do not, consider adverse traffic and parking problems when deciding whether to approve a proposed rezoning.

Where is this alleged policy stated in writing? It is not in the Denver Zoning Code, Planning Board Rules, City Council Rules, or any published written opinion from the Denver City Attorney's office. This supposed policy has become an excuse for the City to dodge the obvious traffic and parking problems a new development creates, and then state after the development has been constructed that the City must allow the new residents to use their cars on existing, insufficient city streets.

The City and the City Council look ridiculous to voters by continuing to refuse to consider whether a proposed rezoning will cause adverse traffic and parking problems. The City Council can change that now, and should do so immediately. Please announce at the public hearing on January 7, 2019 that the City Council henceforth will always weigh adverse traffic and parking problems a rezoning will cause as part of the City's mandatory evaluation whether the proposed rezoning "furthers the public health, safety, and general welfare of the City." DZC 12.4.10.7.C.

Voters continue to be astonished that the City of Denver refuses to weigh traffic and parking problems when evaluating a rezoning. This unwritten policy is ludicrous and contrary to law. Please do your job, weigh the traffic and parking problems this rezoning will create for surrounding neighborhoods, and reject it.

For the lawyers reading this comment: When I represented Crestmoor residents in what turned out to be an unsuccessful court challenge to the nearby Cedar and Monaco high-density development (which is now creating a host of new traffic and parking problems for our neighborhood), we challenged the City Council's explicit refusal to weigh adverse traffic and parking problems with that development. I argued the Council's explicitly refusal to weigh those factors made the Council's decision an abuse of discretion, even under the extremely deferential administrative standard of review for court challenges under Colorado Rule of Civil Procedure 106(a)(4).



The Colorado Court of Appeals did not approve in that case the City's unwritten policy of refusing to consider adverse traffic and parking impacts with a proposed rezoning. Instead, the Court claimed (mistakenly in my view) that merely having residents object to a rezoning at the public hearing based on traffic and parking problems is equivalent to the City Council formally weighing those concerns when evaluating the rezoning.

The Court stated:

¶ 53 **The neighbors argue, however, that the City Council refused to consider the adverse traffic and parking consequences of the rezoning** when it considered whether rezoning would further the public health, safety, and welfare. **The City responds that adverse traffic and parking consequences are not a mandatory aspect of its calculus when considering a rezoning.**

¶ 54 **We agree with the district court that the consideration of the public health, safety, and welfare criterion may, in certain instances, include a review of issues relating to traffic and parking.**

\* \* \*

We conclude that the City Council considered comments concerning the traffic and parking consequences of the rezoning.

¶ 55 As the district court recognized, the record shows that several City Council members stated that the “major issue” was traffic and transportation and that they “need[ed] to address it.” The City Council members acknowledged that Cedar had altered its original plans to address parking and traffic concerns by reducing the number of units built, increasing the number of parking spaces, and altering the entrances to the complex to avoid disrupting quieter streets. Therefore, **we conclude that the City Council sufficiently considered the traffic and transportation consequences of the proposed rezoning.**

*Whitelaw v. Denver City Council*, 2017 COA 47, ¶¶ 53-55, 405 P.3d 433, 444 (Colo. App. 2017), cert. denied, 2017 WL 4652472 (Colo. Oct. 16, 2017).

Based on this published Court of Appeals decision, your recently appointed City Attorney, Ms. Bronson, or her deputies, should be directing the City Council now that it must formally weigh adverse traffic and parking impacts from a proposed rezoning, and abandon the City's old, unwritten policy of refusing to do so.

Please stop the past nonsense of listening to residents' impassioned concerns about traffic and parking, and then telling them the Council is not allowed to consider those factors when deciding whether to approve a rezoning. The 2017 *Whitelaw* court decision tells you that the Council should be considering those factors as part of the “public health, safety and welfare” criterion.

## The Rezoning does not meet Denver Zoning Code mandatory requirements

The CPD analysis in the Staff Memo of the criteria for this rezoning misses the forest for the trees, hiding behind administrative gobbledygook about how this rezoning allowing high-density development will advance vague City-wide “strategies” in the Denver Comp Plan to allow for infill and new housing.

- There is **no adopted Plan provision** (Comp Plan, Blueprint Denver, or small area plan) that calls for replacing single family homes in this space with a high density apartment building.
  - Even the proposed new “DenverRight” plan [which is inaccurately labeled because the plan drafters did not address in many instances neighborhoods’ and residents’ concerns] does not call for high density development for this Hilltop/Crestmoor parcel.
  - Even the developed-dominated Denver Planning Board denied this proposed rezoning the first time it was presented, noting the lack of an adopted plan to support this, and the lack of a proposed Zoning Code category for the change the developer is requesting (thus the ad hoc “waivers” now requested).
- **No Justifying Circumstances**: There is no blight in this part of Hilltop/Crestmoor. Older buildings that need updating do not equal urban blight. The applicant cannot meet, in good faith, the mandatory burden to show justifying circumstances under DZC 12.4.10.8.A.4 (i.e., “Changed or changing conditions in a particular area or in the city generally.”) This neighborhood is thriving and stable and does not need a high density apartment building here to continue to succeed. If you construe growth all around Denver to be a “justifying circumstance” for this change, you will be de-stabilizing every established, stable Denver neighborhood.

Thanks for considering these comments. Voters are watching closely how their City Council protects the City against sources of new traffic and parking gridlock. Voters expect new high density to be near transit hubs, not in residential neighborhoods like this one.

Sincerely,



Gregory J. Kerwin

email: [GJKerwin@gmail.com](mailto:GJKerwin@gmail.com)

To: Denver City Council

Date: January 3, 2019 (submitted by email before noon)

Re: Proposed rezoning Application #2017I-00153 (219, 221, 223, 225, 227, 235, and 245 South Holly Street)

From Gregory J. Kerwin  
200 Kearney Street  
Denver, CO 80220

I write in opposition to the proposed rezoning near Holly & Cedar in the Hilltop/Crestmoor neighborhoods (see application number above). I have lived nearby in Crestmoor for more than 24 years.

### **Obvious Parking/Traffic Problems with this proposed Rezoning**

As other commenters explain, the proposed rezoning will cause obvious traffic and parking problems for the surrounding residential neighborhoods. The addition of the Park Burger restaurant and surrounding shops a few years ago (in place of an auto repair shop that generated little traffic) has already caused major traffic problems for this narrow stretch of Holly Street, and parking problems for surrounding single family homes. The other nearby commercial uses: Pete's Fruit & Vegetable Market and the synagogue) are welcome neighborhood fixtures have been in place for decades. Those buildings do not create traffic and parking problems because most people using them walk there from surrounding homes, or can use the parking the buildings provide.

The proposed rezoning would allow the developer to replace single family homes on roughly 6/10ths of an acre with high density apartment-like structures containing 23 to 27 new housing units, replacing seven existing units (2 single family homes and one building with 5 one-story units). Virtually all the new residents will have and need cars.

The proposed rezoning will not allow affordable housing—it will allow expensive new apartments or condos. The argument that this housing will be for teachers on limited incomes ignores the obvious high cost of the new units the developer plans to build if the rezoning is allowed.

### **Do Your Job! Reject a proposed rezoning that will cause adverse traffic and parking impacts for surrounding residential neighborhoods, far from any transit hub**

As you well know, the **Number One concern for longstanding Denver residents with the recent growth of the City and State is the enormous increase in traffic and parking congestion** that harms the quality of life for residents. Denver voters are sick and tired of having their City leaders accommodate real estate developers by jamming new high density developments in desirable residential neighborhoods where there is not enough infrastructure to

handle the new traffic and parking burdens. The developer makes a quick profit and moves on, leaving the surrounding neighborhoods to struggle with the new traffic and parking problems. Uber/Lyft, scooters, bicycles, and self-driving cars are not going to solve Denver's traffic and parking gridlock in my life time or yours.

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Where is this alleged policy stated in writing? It is not in the Denver Zoning Code, Planning Board Rules, City Council Rules, or any published written opinion from the Denver City Attorney's office. This supposed policy has become an excuse for the City to dodge the obvious traffic and parking problems a new development creates, and then state after the development has been constructed that the City must allow the new residents to use their cars on existing, insufficient city streets.

The City and the City Council look ridiculous to voters by continuing to refuse to consider whether a proposed rezoning will cause adverse traffic and parking problems. The City Council can change that now, and should do so immediately. Please announce at the public hearing on January 7, 2019 that the City Council henceforth will always weigh adverse traffic and parking problems a rezoning will cause as part of the City's mandatory evaluation whether the proposed rezoning "furthers the public health, safety, and general welfare of the City." DZC 12.4.10.7.C.

Voters continue to be astonished that the City of Denver refuses to weigh traffic and parking problems when evaluating a rezoning. This unwritten policy is ludicrous and contrary to law. Please do your job, weigh the traffic and parking problems this rezoning will create for surrounding neighborhoods, and reject it.

For the lawyers reading this comment: When I represented Crestmoor residents in what turned out to be an unsuccessful court challenge to the nearby Cedar and Monaco high-density development (which is now creating a host of new traffic and parking problems for our neighborhood), we challenged the City Council's explicit refusal to weigh adverse traffic and parking problems with that development. I argued the Council's explicitly refusal to weigh those factors made the Council's decision an abuse of discretion, even under the extremely deferential administrative standard of review for court challenges under Colorado Rule of Civil Procedure 106(a)(4).

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¶ 53 **The neighbors argue, however, that the City Council refused to consider the adverse traffic and parking consequences of the rezoning** when it considered whether rezoning would further the public health, safety, and welfare. **The City responds that adverse traffic and parking consequences are not a mandatory aspect of its calculus when considering a rezoning.**

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Please stop the past nonsense of listening to residents' impassioned concerns about traffic and parking, and then telling them the Council is not allowed to consider those factors when deciding whether to approve a rezoning. The 2017 *Whitelaw* court decision tells you that the Council should be considering those factors as part of the “public health, safety and welfare” criterion.

## The Rezoning does not meet Denver Zoning Code mandatory requirements

The CPD analysis in the Staff Memo of the criteria for this rezoning misses the forest for the trees, hiding behind administrative gobbledygook about how this rezoning allowing high-density development will advance vague City-wide “strategies” in the Denver Comp Plan to allow for infill and new housing.

- There is **no adopted Plan provision** (Comp Plan, Blueprint Denver, or small area plan) that calls for replacing single family homes in this space with a high density apartment building.
  - Even the proposed new “DenverRight” plan [which is inaccurately labeled because the plan drafters did not address in many instances neighborhoods’ and residents’ concerns] does not call for high density development for this Hilltop/Crestmoor parcel.
  - Even the developed-dominated Denver Planning Board denied this proposed rezoning the first time it was presented, noting the lack of an adopted plan to support this, and the lack of a proposed Zoning Code category for the change the developer is requesting (thus the ad hoc “waivers” now requested).
- **No Justifying Circumstances**: There is no blight in this part of Hilltop/Crestmoor. Older buildings that need updating do not equal urban blight. The applicant cannot meet, in good faith, the mandatory burden to show justifying circumstances under DZC 12.4.10.8.A.4 (i.e., “Changed or changing conditions in a particular area or in the city generally.”) This neighborhood is thriving and stable and does not need a high density apartment building here to continue to succeed. If you construe growth all around Denver to be a “justifying circumstance” for this change, you will be de-stabilizing every established, stable Denver neighborhood.

Thanks for considering these comments. Voters are watching closely how their City Council protects the City against sources of new traffic and parking gridlock. Voters expect new high density to be near transit hubs, not in residential neighborhoods like this one.

Sincerely,



Gregory J. Kerwin

email: [GJKerwin@gmail.com](mailto:GJKerwin@gmail.com)

Arthur K. Whitelaw III  
Attorney at Law  
6300 East Cedar Avenue  
Denver, Colorado 80224-1019 USA  
Home Office +1 303-955-7784  
Fax +1 303-955-7784  
(kindly call prior to transmission)  
Mobile +1 720-982- 4826  
**Skype akwhitelaw3**  
[akwhitelaw@gmail.com](mailto:akwhitelaw@gmail.com)

December 31, 2018

Via email to [denc@denvergov.org](mailto:denc@denvergov.org) and [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

Denver City Council  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

City and County Building  
1437 Bannock St., Rm. 451  
Denver, CO 80202

Re: Zone Map Amendment (Rezoning) Application #2017 I-00153, 219-245 S. Holly St.

Dear Denver City Council:

The initial rezoning Application was denied by the Planning Board. Nothing of substance has changed since the initial hearing on the Application. The proposed structure is still an excessively large apartment building. The Applicants continue to propose the same extreme increase in density from 7 residences to 23, or more. The proposed development retains the same dangerous access points to the structure's parking spaces (an alley off Alameda being the same alley that exits to Cedar Avenue, and a playground for Park Burger, coffee shop and ice cream shop patrons and their children). The dangerous congestion on Holly between Alameda and Cedar remains - and increases daily with the developments to the east (Crestmoor Heights, Boulevard One and Lowry, to name a few).

The Planning Board refused to consider safety concerns, calling into question the adequacy of its planning function. City Council, however, must consider the public health, safety and general welfare in hearing rezoning applications. Denver's own statistics show that there have been 21 traffic accidents near the intersection of Holly and Cedar in the last 12 months. This intersection is the westerly gateway to my neighborhood!

The Application has not changed since it was initially denied – AND now you have new, shocking traffic accident information to consider. Under these circumstances, this Application should be denied as previously.

While Denver needs to increase housing, especially affordable housing, you know that a portion of the Property is already zoned for multi-unit residential, that it is occupied as such, and that these units are part of the long-standing character of the neighborhood. Why would you approve a

rezoning that leads to razing 7 comparatively affordable homes and replacing them with relatively expensive, high-density “flats” with up to 27 units on a little more than half an acre?

There are no justifying circumstances – legally required – to support this rezoning. The Applicants claim, without evidence, that “The land or its surroundings has changed”. But the Application itself states clearly that “this part of Holly Street is not identified in the master plan as an ‘area of change’”. Blueprint Denver is an “Adopted Plan”. The Property and its surroundings are within an “area of stability”, where the goal is to preserve the character of the stable, vibrant area. The Applicants ask for unwarranted - and unlawful - waivers from applicable sections of the existing Denver zoning code. Your actions must be consistent with Adopted Plans. And you must obey existing law. You may not rely now on the law as it may possibly change prospectively.

The Applicants’ excessively high-density proposal is clearly out of character with the existing, stable neighborhood. Approving this rezoning would create an undesirable precedent for highly inappropriate, destabilizing development in existing stable communities.

Please deny this Application. Thank you.

Sincerely,

Keith Whitelaw



**Crestmoor Park Neighborhood Association**  
*A Denver Registered Neighborhood Organization*

<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/registered-neighborhoods.html#crestmoorparkneighborhood@gmail.com>

Keith Whitelaw, President  
Crestmoor Park Neighborhood Association  
6300 E. Cedar Avenue  
Denver, CO 80224

January 2, 2019

Via email to [denc@denvergov.org](mailto:denc@denvergov.org), [rezoning@denvergov.org](mailto:rezoning@denvergov.org) and [marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org)

Denver City Council  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

City and County Building  
1437 Bannock St., Rm. 451  
Denver, CO 80202

Re: Official Zoning Map Amendment Application #2017I-00153, 219, 221, 223, 225, 227, 235, and 245 South Holly Street

Dear Denver City Council:

I am writing on behalf of the Crestmoor Park Neighborhood Association (CPNA), a registered neighborhood organization (RNO), of which I am President. The CPNA shares a border (South Holly Street) with the property (Property) which is the subject of the above-referenced Application. The members of our RNO – residents, businesses and religious organizations – would be as impacted by this proposed rezoning as those of the Hilltop-Cranmer Park Civic Association, considering our RNO's smaller relative size and the closer geographic proximity of the entirety of our members to the Property.

In addition to the single-family homes in our neighborhood, we are also proud to be home to several synagogues. The Jewish residents in and near our community walk to centers of worship on the Sabbath and on other religious holidays. It is incumbent on members of the City Council to consider the safety of these pedestrians and, indeed, the many families with young children who enjoy safely crossing Holly Street and walking along streets in the Crestmoor and Hilltop neighborhoods.

Given our proximity to this proposed development, CPNA actively participated in a mediation effort that followed the denial of the initial Application. Our Vice President represented our RNO in that mediation process which was ultimately unsuccessful. Why was that effort unsuccessful? Not because of any lack of good faith on the part of CPNA. We were prepared to advance alternatives to the Applicants' proposal which supported the stated objectives of the Application. What was clear to us from the first meeting was that the Applicants (and their developer) would not consider any substantive changes to their plans – no alternative building forms, no real changes to density, no

proactive ideas to mitigate traffic and safety concerns. In the end, the developer made it clear: he must have the requested density in order to make “enough” money.

Given the outcome of the mediation, our RNO decided the best approach to make our neighbors voices heard was to undertake a survey to all 187+ homes, businesses and religious organizations in our neighborhood. Survey responses were solicited via hand delivered paper notices - and via email to all the known emails of our neighbors. **We received responses from 47 individuals – a 25% response rate. Of those 47 responses, 43 opposed the rezoning Application (91%), 3 took no position, and 1 supported it.** Themes from the provided comments were, not surprisingly, concerns about traffic, safety, and development in general. It is more than fair to say that our neighbors **STRONGLY oppose** the Application.

Nothing has truly changed since the initial hearing on the Application before CPD. The proposed structure is still the same hulking apartment building, resulting in the same dramatic jump in density from 7 residences to something between 23 and 27 residences. The proposed development retains the same dangerous access points to the structure’s parking spaces, via an alley off Alameda, the same alley that exits to Cedar Avenue, where Park Burger patrons play as they wait for tables. The traffic mitigation efforts on the chokepoint that is Holly between Alameda and Cedar are the same, and sorely insufficient.

The Planning Board, oddly, refrained from any safety considerations. On the other hand, City Council **must** consider the public health, safety and general welfare of Denver citizens.

Denver statistics show that, in the last year alone, there have been 20 traffic accidents near the intersection of South Holly and East Cedar– including a shocking 6 hit-and-run accidents. Please see the list of these accidents below.

Reported Crashes along Holly and Alameda to Bayaud, 12/17/17-12/16/18						
GO	OCC_DATE	OCC_TIME	DOW	LOCATION	Offense	Top_Injury
2017870442	12/31/17	2003	Sunday	S HOLLY ST / E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018170127	3/13/18	1145	Tuesday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018192787	3/22/18	1811	Thursday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018206143	3/28/18	1210	Wednesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018244695	4/12/18	1637	Thursday	E ALAMEDA AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018298736	5/4/18	1325	Friday	E CEDAR AVE / S HOLLY ST	TRAF - ACCIDENT - HIT & RUN	Non-Injury
2018379374	6/6/18	756	Wednesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018391190	6/11/18	730	Monday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT - HIT & RUN	Non-Injury
2018471788	7/12/18	1601	Thursday	200 BLOCK S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018519153	7/31/18	1655	Tuesday	S HOLLY ST / E CEDAR AVE	TRAF - ACCIDENT	Non-Injury
2018536749	8/7/18	1615	Tuesday	E CEDAR AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury
201856916	1/23/18	1800	Tuesday	100 BLOCK S HOLLY ST	TRAF - ACCIDENT - HIT & RUN	Non-Injury
2018571037	8/21/18	1445	Tuesday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT - HIT & RUN	Non-Injury
2018591153	8/29/18	1617	Wednesday	S HOLLY ST / E ALAMEDA AVE	TRAF - ACCIDENT - HIT & RUN	Non-Injury
2018652466	9/22/18	1730	Saturday	E ALAMEDA AVE / S HOLLY ST	TRAF - ACCIDENT	Injured (Non-
2018656300	9/24/18	1014	Monday	S HOLLY ST / E ALAMEDA AVE	TRAF - ACCIDENT	Injured (Non-
201869308	1/29/18	1558	Monday	100 BLOCK S HOLLY ST	TRAF - ACCIDENT	Non-Injury
2018745482	10/31/18	2139	Wednesday	E ALAMEDA AVE / S HOLLY ST	TRAF - ACCIDENT	Non-Injury

2018774970	11/13/18	1744	Tuesday	S HOLLY ST / E ALAMEDA AVE	TRAF - ACCIDENT	Non-Injury
2018833386	12/10/18	1003	Monday	5600 BLOCK E ALAMEDA AVE	TRAF - ACCIDENT - HIT & RUN	Non-Injury

Nothing about the Application has changed - AND new, appalling traffic accident information is before you. Consequently, we believe that the disposition of this Application should be the same as before - denied.

The CPNA is certainly aware of the need for Denver to increase housing, through zoning that supports a variety of uses. We are also very aware that a portion of the Property is already zoned for multi-unit residential, and that these units are part of the long-standing character of the neighborhood. How could City Council explain a rezoning that would permit razing 7 relatively affordable homes and replacing them with expensive, high-density housing with up to 27 units on a little more than half an acre?

There are no justifying circumstances – a legal requirement – supporting the proposed rezoning. The Applicants assert, without basis, that “The land or its surroundings has changed”. Yet, the Application itself openly admits that “this part of Holly Street is not identified in the master plan as an ‘area of change’”. Under existing Blueprint Denver (an Adopted Plan), the land and its surroundings are designated as being within an “area of stability”. Further, Applicants are seeking unwarranted, and unlawful, waivers from existing zoning code provisions. City Council must act consistently with Adopted Plans and is obligated to follow existing law, not the law as it may, or may not, evolve in the future.

What is NOT part of the character of our stable – and abundantly vital – neighborhood is a proposed large apartment-style building on a relatively narrow roadway - the key entry point to our community - which would only serve to exacerbate serious existing issues of traffic and safety.

The proposal, with its excessive high density, is unacceptably out of character with our existing, stable neighborhood and permitting this rezoning would create a problematic precedent for poor-fit development in the heart of existing communities. We ask that you deny the rezoning Application.

Sincerely,

Keith Whitelaw

Lise Uhrich  
Owner: 230 S. Hudson St.  
Denver CO 80246

RE: City Council bill 18-1346, Rezoning with waivers for 219, 221, 223, 225, 227, 235, and 245 S. Holly St.

Esteemed Members of Denver City Council:

My husband and I own the house at 230 S. Hudson St. This is directly across the alley from the proposed project... the alley that is the only access to our garage.

Currently there are seven families living in the homes under consideration for rezoning. The new project would mean 23-27 families living in the same space, crowding the same alley, and seeking egress at the dangerous intersections at Cedar and Alameda. I will leave a description of these safety issues to others.

### **Mediation**

I was one of the neighbors involved in the mediation of this issue. Let me state that I am not anti-developer; in fact, my father was a developer and so is my sister. I came to mediation in good faith, with hopes that we could agree to zoning for a project that would fit our neighborhood. I represented the owners of 10 properties within the 200 foot perimeter of the project. At the end of the mediation, my neighbors determined that the proposed restrictive covenants did not address the core problems which accompany a development like this where too many units are wedged into a neighborhood without the space to accommodate them.

### **Waivers**

It is not a good idea to grant waivers to the city's own zoning code without a compelling reason. The existing code specifically puts limits on this apartment-style type of construction. It should be pointed out that the existing homes are viable, lived-in properties. These homes, like all homes, require upkeep and updating. The applicants' complaint that they need a new sewer does not convince those of us who have spent money to replace our sewers.

The applicants say they want housing that is moderately priced. They have it. They are living in it. The developer says the proposed condominium units will sell for an average of \$400,000. Well, the latest existing condominium sold less than three years ago for \$262,000. Even with appreciation and repairs, the existing units are more affordable than the new ones will be.

Not only is there no need to waive the existing rules, there are good arguments against doing so: the proposed project is out of character with the neighborhood; the traffic and safety problems attending the waiver are downright scary; and the project would be a destabilizing influence in the area.

### **RNO**

Please do not be influenced by the fact that the Cranmer Park/Hilltop Civic Association, supposedly our Registered Neighborhood Organization, has signed an agreement with the developer. While RNOs can be a useful tool to learn the character of a neighborhood, the bulk of this RNO is very far from the project. There are two RNOs which are much more severely affected by the rezoning proposal. Their members were polled and overwhelmingly object to rezoning. I myself conducted a poll, posting flyers at every home between Alameda and 3rd Avenue from Holly

through Glencoe Streets. Of those who responded, 90% were opposed (See Attachment). The RNO board made this decision, not its members. This RNO board is made up of people who were not elected by us, who had their discussion and made their decision behind closed doors. **Please do not defer your decision to them; it is you who are our duly elected representatives.**

I understand that Denver has an increasing need to house the people moving here. I see renewal projects all over the city. But this is not a neighborhood in need of renewal. This is not the place to squeeze in two dozen apartment-style condominiums, not when it will have a detrimental effect on the thousands of people who live and travel through the neighborhood on a daily basis.

I ask you to follow your own zoning code. Otherwise, why do we even have one?

Yours truly,

Lise Uhrich

encl

**Attachment  
to Lise Uhrich letter dated January 1, 2019  
to Denver City Council regarding bill 18-1346**

SURVEY RESULTS October 14-25, 2018

I delivered flyers to every house from Alameda to 3rd Avenue and Holly, west to Glencoe St, inviting them to take part in a survey regarding the proposed rezoning for 219, 221, 223, 225, 227, 235, and 245 S. Holly St. That is about 260 homes. We got responses from about 17% of those homeowners. Of those who responded, more than 90% were opposed.

This is how the survey was presented:

Summary of the proposed development:

Seven property owners on the west side of Holly street, south of Park Burger between Cedar and Alameda, have asked the city for a zoning change that would allow a 3-story apartment-style condominium building on their properties.

We are seeking your input because the proposed rezoning change is due to be considered on Nov. 7 at 3 pm before the Denver Planning Board and we want to share your opinion with the Planning Board members.

Currently the site comprises a 5-unit one-story condominium development and two single-family homes. The single family properties would need to be rezoned to multi-family use. The developer is also asking for waivers of the current zoning code so that the apartment-style condominiums can be taller than current code allows.

The proposed zoning change would allow more height and density on seven properties: 219, 221, 223, 225, 227 235, and 245 S. Holly. The development would include about 36 parking spaces, accessible from the alley.

You may review the full application for the proposed zoning change on the Denver Community Planning and Development's zoning page:

[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/rezoning/17i/17I-00153\\_revisedapp\\_41718.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/rezoning/17i/17I-00153_revisedapp_41718.pdf)

There was an attempt at mediation to resolve neighbors's complaints, resulting in an offer which would cut the number of units to 23 and prohibit short-term rentals, among other things. Your Cranmer Hilltop board voted to not oppose the project if the mediated offer were put into effect. You can see the Cranmer/Hilltop position here:

<http://denverhilltop.com/zoning/greenflatsupdate/>

The deadline to vote on this survey is 5 p.m. on Oct. 26. We need time in advance of the meeting to analyze and summarize your opinions so we can provide written comments in advance of the Planning Board hearing.

One vote per household please.

Thank you.

**What is your opinion regarding the proposed rezoning for the properties at 219, 221,223,225,227,235,and 245 S. Holly?**

I am in favor of the rezoning

I am opposed to the rezoning

I am neutral about the rezoning.

Lise Uhrich 230 S. Hudson St.

Here are their comments from the online survey and from letters mailed to me:

1. "Too much density in an already congested area. Not congruent with established existing neighborhood."
2. "Too much traffic on Holly Too close to school Carson."
3. "Please complete as soon as possible."
4. "It will increase traffic, make it dangerous for kids walking to school, and lower property values for surrounding homes. It is not in line with the character of the neighborhood."
5. "The number of units is totally inappropriate for the location. Traffic on Holly, Cedar, and nearby streets will increase unmanageably. Cross-alley residents will suffer from noise, congestion, and parking. This is a bad idea. This is a peaceful neighborhood. Let's do our best to keep it that way."
6. "Don't want increased traffic and dense housing for the neighborhood."
7. "The rezoning is too dense for the area and will dramatically increase safety issues at two of the most dangerous intersections in the area."
8. "The use of the small alley for all those cars, residents and guests, will be horrible. You can be sure there will be accidents on both the north and south end (Alameda) as they edge out into traffic. A very bad idea."
9. "The density of the traffic is already too much; dangerous. NO! It's inappropriate and lowers property values."
10. "Outrageously poor proposal. We own properties at 231 S. Hudson, 237 S. Hudson, and 210 S. Hudson. [Also at 5425 E. Bayaud]. Owners are Sharon Ann Heldt and John A. Pratt and we together vote an emphatic NO on the rezoning."
11. "Just another greed centered idea to assist get-rich developers."
12. "Too much density resulting in more traffic on Holly which is not what Hilltop/Cranmer should be."
13. "this intersection is a mess and already dangerous (I already keep my kids away from here and drive elsewhere if possible). This doesn't fit the neighborhood in any way. These units are overpriced high density closet size spaces. Buikd more of what already exists. Current owners are using this to better their own properties at no cost or sell their single family houses at an intersection tough to sell."
14. "This rezoning is out of character with the surrounding area and represents excessive density."
15. "Absolutely against rezoning due to concerns regarding increased traffic and destruction of the architectural integrity of the neighborhood."
16. "still need more parking spaces with 23 units."
17. "I am opposed to rezoning only because Holly street is already too congested. O live at 245 North Holly Street and during high traffic periods two entire blocks are filled with cars. The streets are even more congested when I go shop at Pete's Groceries or the businesses on the other side of the street. I am also concerned that these will be slot type homes."
18. "Thursday 11<sup>th</sup> October 2018 To whom it may concern: I am a close neighbor to the proposed rezoning of 219-245 S Holly aka 'Green Flats'. I would like to express my interest in the lowest density development of these properties that Denver Planning Board zoning parameters allow for Hilltop/S Holly. I am also in total support of green building. It is



my understanding that the Green Flat proposal would support lower density than would occur with other competitive open market proposals. If this is incorrect, I would like to refer to my preference stated above. If my understanding is correct, however, then I am in complete support of the Green Flat proposal. I would support it, assuming that other proposals would provide even greater density and because (1) the Green Building approach is desirable and responsible (2) the added traffic of approximately 10-20 cars driving down the alley twice daily could be absorbed (I would like speed bumps). (3) The Green Flat proposal would have lower buildings (<35') than allowed in the proposed zoning (<40'). (4) The proposal would make room for trees and hopefully native shrubs which are sorely needed. I have lived in this neighborhood since 1999 and have contributed to Cornell University Institute of Ornithology Feederwatch program. Due to very poor landscaping design and management by all the neighborhood and increased construction, the native bird population has decreased by 57% since 1999. (5) I am somewhat concerned about the dangers imposed by increased parking on S Holly, Cedar, and the entrance to our alley. We are very much impacted by the businesses at the end of our block and entrance to our alley is pretty hairy (narrow) and often blocked. I would hope that signage would distribute the impact of parking along Cedar and S Holly by marking allowable parking spots. Thank you for a thoughtful consideration of this proposal. Sincerely, Christine C K Ringleb, PhD."

19. "Holly, at that location, will not bear the increased permanent traffic. There is inadequate infrastructure to support a large increase in dwellings. City Water mainlines have repeatedly burst during the past several years within the surrounding quarter mile. The intersections at Holly & Cedar and Holly & Alameda are maxed."
20. "Too high density."
21. "too much traffic, too much noise for our neighborhood."
22. "My husband and I are vehemently opposed to this zoning change. The proposal to add a complex, one that is proposed to be three (3) stories, simply does not aesthetically fit into the Hilltop or Crestmoor neighborhoods: o There are no other housing developments which encompass so many units, and oThere are no other structures of this height. The owners have previously stated they cannot afford to fix the cracked sewer pipe and make other repairs, and now have no other option but to "sell out". If you can't afford to upkeep your home, you should not buy one in the first place. Further, we are disturbed by the threats made by the broker/developer, Jason KLewiston, as noted in the Glendale Cherry Creek Chronicle:.....'If we get rejected on April 4<sup>th</sup>, watch what I submit on April 5<sup>th</sup>' said Lewiston. 'If you think this is bad, see what I'm allowed to do by law. You think you're upset now? Waaait until April 5<sup>th</sup> comes.'.... (<http://glendalecherrycreek.com/2018/03/hilltop-neighbors-upset-proposed-27-unit-condominium-project-holly-street/>) It appears that Mr. Lewiston, does not consider the views of the actual neighbors who do not want this development and chooses to do only what he wants."
23. "This will devalue all the properties in the area. The parking overflow will be a nightmare."
24. "This area has been besieged by changes for the last 10 years and is now totally destabilized."

25. "Density, traffic increase, property values of existing homes disrupting a true blue print Denver neighborhood".
26. "The vehicular traffic in the 200 block of South Holly Street is terrible as the properties exist today. If any additional units, of any type are added, the street and area will be an even worse disaster for everyone. There is not enough parking for residents, business, and worshipers in this area now. Ever [sic] with the addition of crosswalk lights, the area is a danger to everyone. The businesses draw families with children and all aged adults, as well as the Synagogue. With added housing, the number of people in the area will increase substantially. The chance for accident will also increase substantially. This 200 block of South Holly is NOT the place for any additional construction of any type and/or any Rezoning."
27. "Traffic if they want to build condos than start doing something about the traffic on Holly!!!! Also people constantly speed and run red light."
28. "I have read rezoning application and it is untruthful. The development would significantly degrade the neighborhood."
29. "I oppose the proposed rezoning. That block has already been ruined with the past rezoning."

I received interest in taking the survey from people outside the survey area but in the Hilltop/Cranmer neighborhood. I did not send them links to the survey but include some of their comments here:

1. This is Sarah Franklin 456 Dahlia Street

I am opposed to the proposed condo development. There seems the City planners are not considering the Denver citizens but just want to please developers.

2.

We strongly oppose more new development in our neighborhood. At the same time, we recognize that Holly St. can afford to have some small-scale businesses but only IF they provide parking. The clog-ups now occurring on Holly due to the new restaurant and new coffee place are unacceptable. Unacceptable too will be three level housing. Our vote is against this proposed rezoning.

Joan and Neiel Baronberg

3. I heard about the rezoning application for condos on Holly Street south of the Park Burger Restaurant. This is a terrible idea. Parking is already at a premium because of the restaurant. I travel through that area often. Alameda has become a congested freeway and Holly is a major thoroughfare for the neighborhood right now. I have lived in this neighborhood for most of my life. The idea of adding several more condos on the street is truly reprehensible. It's a scary narrow street and certainly doesn't need any more traffic. Please don't allow this rezoning!

Janet Bock  
711 Forest St.  
Denver, CO 80220

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Own #	Address and Legal Description of Property	Signature Flag	Name and Signature and Printed Name of Owner	Address of Owner	Date Signed
1	215 S. Hudson St Denver CO 80246 EAST CAPITOL HILL SUB #2 B6 L11 & 12 DIF RCP # 0088067 recd 03-12-85		<i>Marianne &amp; Woody Trust</i> MAYRIVE B. WOOLF TRUST Maxine B Woolf Trust	215 S. Hudson St, Denver CO 80246-1166	12/15/18
2	231 S Hudson St Denver CO 80246 EAST CAPITOL HILL SUB #2 B6 L10 & 11 DIF RCP# 0028642 RCD 09-30-86		<i>Sharon Ann Heldt</i> Sharon Ann Heldt	7016 Valley View Pl, Cheyenne, WY 82009	12/15/18
3	237 S Hudson St Denver CO 80246 EAST CAPITOL HILL SUB 2ND FLG B6 L10 DIF BOOK 7761-398		<i>Sharon Ann Heldt</i> Sharon Ann Heldt	7016 Valley View Pl, Cheyenne, WY 82009	12/15/18
4-a	255 S Hudson St Denver CO 80246 <del>EAST CAPITOL HILL SUB #2 B6 L9 DIF</del> <del>BOOK 0936-448</del> DEC 28 2018 City and County of Denver		<i>Sharon Ann Heldt</i> Sharon Ann Heldt <i>Cade C Stieby</i> Cade C Stieby	255 S Hudson St Denver CO 80246-1166	12/15/18

*Sharon Ann Heldt*  
(with deliver to Leon Misson)

*Lise Ulrich*  
*Lise Ulrich*  
Name and Signature of Petition Circulator

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4-b	255 S Hudson St Denver CO 80246 EAST CAPITOL HILL SUB #2 B6 L9 DIF BOOK 0936-403		<i>Martha A Strieby</i> Martha A Strieby	255 S Hudson St Denver CO 80246-1166	12/15/18
5-a	178 S Hudson St Denver CO 80246 EAST CAPITOL HILL SUB 2ND FLG BLK 4 PT L5 BEG SW CORL5 TH N 50 FT E 76 FT N 5 FT E 49.14 FT S 55 FT W 125.11 FT TPOB		Douglas Grant Dickerson II	178 S. Hudson St Denver CO 80246-1165	
5-b	178 S Hudson St Denver CO 80246 EAST CAPITOL HILL SUB 2ND FLG BLK 4 PT L5 BEG SW CORL5 TH N 50 FT E 76 FT N 5 FT E 49.14 FT S 55 FT W 125.11 FT TPOB		Lauren Foster Schuler	178 S. Hudson St Denver CO 80246-1165	
6	200 S Hudson St Denver CO 80246 EAST CAPITOL HILL SUB #2 B5 L1 DIF BOOK 0967-562		<i>Gayle B Hamlett</i> Gayle B Hamlett	200 S. Hudson St. Denver CO 80246-1167	12/17/18

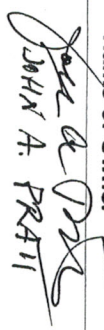

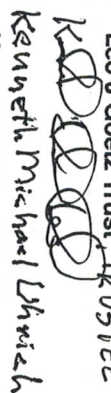
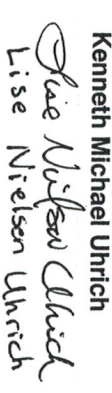
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7	210 S. Hudson St Denver CO, 80246 EAST CAPITOL HILL SUB 2ND FLG B5 L1 & 2 DIF BOOK 7059-370		 JOHN A. PRATT John A Pratt	P.O. Box 200272 Denver CO 80220-0272	DEC 15, 2018
8	222 S. Hudson St Denver CO, 80246 EAST CAPITOL HILL SUB 2ND FILING B5 S 60FT OF N 80 FT OF L2		 LEO J GOETZ Leo J Goetz Trust TRUSTEE	222 S Hudson St. Denver CO 80246-1167	12/15/2018
9-a	230 S. Hudson St Denver CO, 80246 EAST CAPITOL HILL SUB 2ND FLGB5 S 20FT OF L2 & N 40FT OF L3		 KENNETH MICHAEL UHRICH Kenneth Michael Uhrich	230 S Hudson St. Denver CO 80246-1167 6663 E. Brown Pl. Denver CO 80234	12/15/2018
9-b	230 S. Hudson St Denver CO, 80246 EAST CAPITOL HILL SUB 2ND FLGB5 S 20FT OF L2 & N 40FT OF L3		 LISE NIELSEN UHRICH Lise Nielsen Uhrich	230 S Hudson St. Denver CO 80246-1167 6663 E. Brown Pl. Denver CO 80234	Dec. 15, 2018

Lise Uhrich  
  
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10	242 S. Hudson St Denver CO, 80246 EAST CAPITOL HILL SUB 2ND FLG B5 S 60 FT OF L3		<i>[Signature]</i> David J Furtado	3773 E Cherry Creek No Dr #755 Denver CO 80209-3804	12/15/18
11	250 S. Hudson St Denver CO, 80246 EAST CAPITOL HILL SUB #2 B5 L4 DIF BOOK 0493-011		<i>[Signature]</i> Linda P Lewis LINDA P. LEWIS	250 S Hudson St Denver CO 80246-1167	12/16/18
12-a	270 S. Hudson St Denver CO, 80246 EAST CAPITOL HILL SUB #2 B5 L4 & 5 DIF BOOK 1358-145		<i>[Signature]</i> MIKE Michelis Mike Michelis	270 S Hudson St Denver CO 80246-1167	12/13/18
12-b	270 S. Hudson St Denver CO, 80246 EAST CAPITOL HILL SUB #2 B5 L4 & 5 DIF BOOK 1358-145		<i>[Signature]</i> THEODORA MICHELIS Theodora Michelis	270 S Hudson St Denver CO 80246-1167	DEC. 15/2018

*Lise Uhrick*  
*[Signature]*  
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13	280 S Hudson St Denver CO 80246 EAST CAPITOL HILL SUB 2ND FLG B5 S 50 FT OF L5 & L6 EXC S 100 FT OF L6			4655 S Ogdan St Englewood CO 80113	
14-a	181 S. Holly St Denver CO 80246 EAST CAPITOL HILL SUB 2ND FLG B4 S 50FT OF L6		<i>Gareth R Heyman</i> Gareth R Heyman	181 S Holly St Denver CO 80246-1103	
14-b	181 S. Holly St Denver CO 80246 EAST CAPITOL HILL SUB 2ND FLG B4 S 50FT OF L6		<i>Chris John Flaherty</i> Christopher N Flaherty	181 S Holly St Denver CO 80246-1103	
15	217 S Holly St Denver CO 80246 EAST CAPITOL HILL SUB #2 B5 L12 DIF RCP #0054521 RCD 04-16-86		<i>Lisa K Flaherty</i> Lisa K Flaherty	910 16th St. site 500 Denver CO 80202	

1402 Broadway Associates LLP

*Liss Ulrich*  
*Chie Ulrich*  
Name and Signature of Petition Circulator




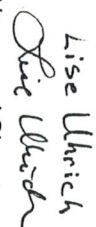
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16	255 S Holly Denver CO 80246 HILLTOP TOWNHOMES PARCEL A		 Betsy Zimman	255 S Holly St Denver CO 80246-1105	12/16/18
17-a	265 S Holly Denver CO 80246 HILLTOP TOWNHOMES PARCEL B		Brett W Kramer	265 S Holly St Denver CO 802461105	
17-b	265 S Holly Denver CO 80246 HILLTOP TOWNHOMES PARCEL B		Susan H Kramer	265 S Holly St Denver CO 802461105	
18	275 S Holly St Denver CO 80246 HILLTOP TOWNHOMES PARCEL C AKA EAST CAPITOL HILL SUB 2ND FLG B5 L8 & 9 BEG 20.92 FT N & 12 FT W OF SE COR OF L9 TH W 101 FT S 25 FT E 101 FT N 25 FT TO POB		Christine C K Ringleb	275 S Holly St Denver CO 80246-1105	


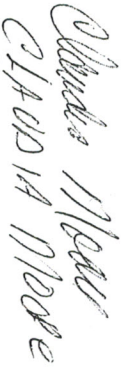
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19	277 S Holly St Denver CO 80246 HILLTOP TOWNHOMES PARCEL D		 Thomas C Raushenbush	277 S Holly St Denver CO 80246-1105	12/16/18
20	285 S Holly St Denver CO 80246 HILLTOP TOWNHOMES PARCEL E AKA EAST CAPITOL HILL SUB 2ND FLG B5 L8 BEG 53.92 FT N & 12 FT W OF SE COR L8 TH W 101 FT S 28 FT E 101 FT N 28 FT TO POB		Judith A Basket	285 S Holly St Denver CO 80246-1105	
21	287 S Holly St Denver CO 80246 HILLTOP TOWNHOMES PARCEL F AKA EAST CAPITOL HILL SUB 2ND FLG B5 L8 BEG 25.92 FT N & 12 FT W OF SE COR L8 TH W 101 FT S 25 FT E 101 FT N 25 FT TO POB		 Claudia Moore	712 S Pearl St Denver 80209-4213	12-16-18
22-a	295 S Holly St Denver CO 80246 HILLTOP TOWNHOMES PARCEL G		Paul C Eglins III	295 S Holly St Denver CO 80246-1105	

  
Lise Uhrich  
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<b>22-b</b>	295 S Holly St Denver CO 80246 HILLTOP TOWNHOMES PARCEL G		<b>Suzanne Juhas</b>	295 S Holly St Denver CO 80246-1105	
<b>23</b>	198 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B1 L20 TO 23		<b>East Denver Orthodox Synagogue</b>	198 S Holly St Denver CO 80246-1104	
<b>24</b>	5600 E Cedar Ave #5618, Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L1 TO 4		<b>Duanor Properties LLC</b>	301 Glacier Meadow Rd Las Vegas NV 89148	
<b>25-a</b>	220 S Holly St #1 Denver CO 80246 HILLTOP CONDOS U-1		<b>Brian T Prendergast</b>	P.O. Box 10775 Denver CO 80250	

Lise Uhrich  
*Lise Uhrich*  
Name and Signature of Petition Circulator

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25-b	220 S Holly St # 1 Denver CO 80246 HILLTOP CONDOS U-1		<b>Harper M Prendergast</b>	P.O. Box 10775 Denver CO 80250	
26-a	220 S Holly St #2 Denver CO 80246 HILLTOP CONDOS U-2		<b>Brian T Prendergast</b>	5701 E Flora Pl Denver CO 80222	
26-b	220 S Holly St #2 Denver CO 80246 HILLTOP CONDOS U-2		<b>Harper M Prendergast</b>	5701 E Flora Pl Denver Co 80222	
27	220 S Holly St #3 Denver CO 80246 HILLTOP CONDOS U-3		<b>Paul Von Glumer</b>	1001 S Krameria St Denver CO 80224	

*Lise Uhrich*  
*Rise Wick*  
 Name and Signature of Petition Circulator

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Own #	Address and Legal Description of Property	Signature Flag	Name and Signature and Printed Name of Owner	Address of Owner	Date Signed
28	220 S Holly St #4 Denver CO 80246 HILLTOP CONDOS U-4		Jennifer Emmett	10450 Park Meadows Dr #100 Lone Tree 80124	
29-a	220 S Holly St #5 Denver CO 80246 HILLTOP CONDOS U-5		Robert Stockton Alkman	220 S Holly St #5 Denver CO 80246-1192	
29-b	220 S Holly St #5 Denver CO 80246 HILLTOP CONDOS U-5		Rafael H Bisognio	220 S Holly St #5 Denver CO 80246-1192	
30	220 S Holly St #6 Denver CO 80222 HILLTOP CONDOS U-6		Andrew Ortiz	220 S Holly St Apt 6 Denver CO 80246-1192	

Lise Uhrich  
*Lise Uhrich*  
 Name and Signature of Petition Circulator

**City and County of Denver PETITION OF PROTEST**

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<b>31</b>	230 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L7 88 & S 9FT OF L6		<b>Lillian M Weiss Trust</b>	2804 S Wheeling Way Aurora CO 80014	
<b>32-a</b>	244 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L9 TO 11 EXC S 16FT OF L11		<b>Melanie R Faith</b>	11 Meadowlark Ln Littleton CO 80123	
<b>33-a</b>	250 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L12 & 13 & S 16 FT OF L11 & N 9FT OF L14		<b>Ui Young Kim</b>	250 S Holly St Denver CO 80246-1106	
<b>33-b</b>	250 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L12 & 13 & S 16 FT OF L11 & N 9FT OF L14		<b>Annie Kim</b>	250 S Holly St Denver CO 80246-1106	

  
 Name and Signature of Petition Circulator

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34-a	260 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L15 & 16 & S 16 FT OF L41 & N 1FT OF L17		<del>Kwaku Amarty</del> <i>Sylvia A Amarty</i>	260 S Holly St Denver CO 80246-1106	12-15-2018
34-b	260 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L15 & 16 & S 16 FT OF L41 & N 1FT OF L17		<del>Sylvia A Amarty</del> <i>Kwaku Amarty</i>	260 S Holly St Denver CO 80246-1106	12-15-2018
35	270 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L18 & 19 EXC S 7FT L19 & S 24 FT OF L17		<i>Cara Sterling</i>	2549 Birch St Denver CO 80207	
36-a	278 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L20 & 21 & S 7FT OF L19 & N 10FT OF L22		<i>Thanh-Nha Nguyen</i>	278 S Holly St Denver CO 80246-1106	



*Lise Uhrich*  
*Jane Uhrich*  
Name and Signature of Petition Circulator

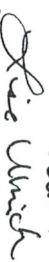
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36-b	278 S Holly St Denver CO 80246 EASTERN CAPITOL HILL 3RD FLG B16 L20 & 21 & S 7FT OF L19 & N 10FT OF L22		Emily Phan	278 S Holly St Denver CO 80246-1106	
37-a	201 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L51 & 52 & N 3 1/2 FT OF L50		Kevin Fanciulli 	201 S Ivy St Denver CO 80246-1026	12/15/18
37-b	201 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L51 & 52 & N 3 1/2 FT OF L50		Jacquelyn Fanciulli 	201 S Ivy St Denver CO 80246-1026	12/16/18
38-a	205 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L49 & N 7FT OF L48 & S 21 1/2 ft of L50		Robert Fortier	205 S Ivy St Denver CO 80246-1026	

Lise Ulrich  
  
Name and Signature of Petition Circulator



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38-b	205 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L49 & N 7FT OF L48 & S 21 1/2 FT OF L50		Jennifer Cadena	205 S Ivy St Denver CO 80246-1026	
39-a	215 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L47 & N 10 1/2 FT OF L46 & S 18 FT OF L48		Andrew John Strunk	215 S Ivy St Denver CO 80246-1026	
39-b	215 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L47 & N 10 1/2 FT OF L46 & S 18 FT OF L48		Lauren Rachelle Isaac	215 S Ivy St Denver CO 80246-1026	
40-a	225 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L45 & N 14FT OF L44 & S 14 1/2 FT OF L46		Jennifer Michaels <i>Jennifer Michaels</i>	225 S Ivy St Denver CO 80246-1026	12/16/18

Lise Uhrich  
*Lise Uhrich*  
Name and Signature of Petition Circulator

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40-b	225 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L45 & N 14FT OF L44 & S 14 1/2 FT OF L46		Eric Michaels <i>Eric Michaels</i> Eric Michaels	225 S Ivy St Denver CO 80246-1026	12/16/2018
41-a	235 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L43 & N 17 1/2FT OF L42 & S 11FT OF L44		John T Williams <i>John T Williams</i> JOHN T WILLIAMS	235 S Ivy St Denver CO 80246-1026	12/16/2018
41-b	235 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L43 & N 17 1/2FT OF L42 & S 11FT OF L44		Carolyn A Williams <i>Carolyn A Williams</i> Carolyn A Williams	235 S Ivy St Denver CO 80246-1026	12/16/2018
42	245 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L40 TO 42 EXC N 17 1/2FT OF L42 & EXC S 4FT OF L40		Mona S Goodwin <i>Mona S Goodwin</i> Mona S, Goodwin	245 S Ivy St Denver CO 80246-1026	12/16/18

Lise Ulrich  
*Lise Ulrich*  
Name and Signature of Petition Circulator

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43	255 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L39 & N 24 1/2FT OF L38 & S4FT OF L40		Susan Lyn Kelly <i>Susan Lyn Kelly</i> Susan Lyn Kelly	255 S Ivy St Denver CO 80246-1026	12/17/18
44-a	265 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L36 & 37 & N 3FT OF L35 & S 6IN OF L38		Gian A Maurelli <i>Gian A. Maurelli</i> Gian Maurelli	265 S Ivy St Denver CO 80246-1026	12-22-18
44-b	265 S Ivy St Denver CO 80224 EASTERN CAPITOL HILL 3RD FLG B16 L36 & 37 & N 3FT OF L35 & S 6IN OF L38		Joanna H Maurelli <i>JH Maurelli</i> Joanna H Maurelli	265 S Ivy St Denver CO 80246-1026	12-16-2018

Lise Whick  
*Lise Whick*  
Name and Signature of Petition Circulator

Exhibit A  
to  
City and County of Denver Petition of Protest  
Council Bill No. 18-1346  
Rezoning of 219, 221, 223, 225, 227, 235, and 245 S. Holly St

Legal Descriptions:

219 S. Holly St:  
EAST CAPITOL HILL SUB #2 B5 E 53.69FT OF N 34FT OF L11

219 S Holly St Rear:  
EAST CAPITOL HILL SUB #2 B5 N 17.25FT OF S 86.61FT OF W 26.46FT OF L11

221 S. Holly St:  
EAST CAPITOL HILL SUB #2 B5 PT L11 BEG 34FT S OF NE COR L11 W 53.69FT N  
34FT W 71.31FTS 13.39FT E 26.46FT S 14.80FT E 26.5FT S 13.82FT E 72.04FT  
N8FT TO POB

221 S Holly St Rear:  
EAST CAPITOL HILL SUB #2 B5 N 17.25FT OF S 69.39FT OF W 26.46FT OF L11

223 S. Holly St:  
EAST CAPITOL HILL SUB #2 B5 PT L11 BEG 42FT S OF NE COR L11 W 72.04FT N  
13.82FT W 26.5FT S 43.40FT E 26.50FT N 20.33FT E 72.04FT N 9.25FT TO POB

223 S Holly St Rear:  
EAST CAPITOL HILL SUB #2 B5 N 17.25FT OF S 52.11FT OF W 26.46FT OF L11

225 S Holly St:  
EAST CAPITOL HILL SUB #2 B5 PT L11 BEG 51.25FT S OF NE COR L11 W 72.04FT S  
20.33FT W 26.5FT S 28.42FT E 44.85FT N 34FT E 53.69FT N 14.74FT TO PO

225 S Holly St Rear:  
EAST CAPITOL HILL SUB #2 B5 N 17.25FT OF S 34.86FT OF W 26.46FT OF L11

227 S Holly St:  
EAST CAPITOL HILL SUB #2 B5 E 53.69FT OF S 34FT OF L11

227 S Holly St Rear:  
EAST CAPITOL HILL SUB #2 B5 S 17.61FT OF W 26.46FT OF L11

Exhibit B  
to  
City and County of Denver Petition of Protest  
Council Bill No. 18-1346  
Rezoning of 219, 221, 223, 225, 227, 235, and 245 S. Holly St

Legal Descriptions:

235 S Holly St:

EAST CAPITOL HILL SUB #2 B5 L10 DIF BOOK 2270-395

245 S Holly St:

EAST CAPITOL HILL SUB #2 B5 L9 & 10 DIF RCP# 0042743 RCD 11-15-84

AFFIDAVIT OF CIRCULATOR

I, Lise Uhrich, swear that I reside at: 6662 E. Brown Pl.

\*Circulator - PRINTED NAME Denver, Colorado \* Street name and number of RESIDENCE 80224

\*City/Town \*County \*State Zip Code

and do further swear that I have read and understand the laws governing the circulation of petitions; that I was at least 18 years of age, a citizen of the United States, and a resident of Colorado at the time this section of the petition was circulated and signed by the listed property owners; that I circulated this section of the petition; that each signature thereon was affixed in my presence; that each signature thereon is the signature of the person whose name it purports to be; that to the best of my knowledge and belief each of the persons signing this petition section was, at the time of signing, a property owner within the boundaries of this application and that I have not paid or will not in the future pay and that I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix his or her signature to the petition.

Lise Uhrich Dec. 27, 2018  
\*Signature of Circulator \*Date of Signing

\*(SEAL) \*STATE OF COLORADO, COUNTY OF Denver

\*Subscribed and sworn to before me this 27 day of December, 2018



Keelen \*Signature (and Title) of Official Administering Oath

\*Required field for petition section acceptance \*My Commission Expires: 8/7/22

Lise Uhrich  
Lise Uhrich

Name and Signature of Petition Circulator

**Neighbors in Crestmoor and Hilltop closest to the proposed Holly Street rezoning overwhelmingly oppose the zoning change.**

Jan. 3, 2019

Dear Denver City Council members,

I am writing to you regarding the multiple polls of residents that were conducted related to the proposed zoning change at 219, 221, 223,225,227,235 and 245 S. Holly Street.

We conducted online polls open to all residents in the areas closest to the proposed development. We used neutral language, welcomed all points of view and encouraged comments from poll respondents.

**In all cases, the surveys show that neighbors overwhelmingly oppose the proposed zoning change on South Holly Street. The opposition ranged from more than 80 percent to over 90 percent of those surveyed.**

Here are the results of the three polls. (Below, we will provide you with details on the questions asked so you can see the neutral language.)

This proposed development is located on Holly Street at the boundary of two Registered Neighborhood Organizations (RNOs): the Crestmoor Park Neighborhood Association to the east and the Cranmer Parker/Hilltop Civic Association on the west side of Holly. There is another RNO just blocks away, northeast of the proposed development that represents a large number of residents, Crestmoor Filing 2. We surveyed as many as 1,000 people in all three of these areas.

**Hilltop Survey Results**

For reasons that remain unclear to us, the leaders of the Cranmer Park/Hilltop RNO chose never to poll their residents. Instead, they made decisions without consulting their own residents and sometimes the RNO leaders met behind closed doors and explicitly made decisions without consulting the Hilltop residents who live closest to the proposed development. As a result, Hilltop residents who live closest to the proposed development conducted their own poll. Lise Urich, the representative for those neighbors, has provided you with the full results of her survey.

Here's a summary. She surveyed Hilltop residents by delivering flyers to every home from Alameda on the south to 3<sup>rd</sup> Avenue on the north and from Holly on the east and Glencoe Street on the west.

She received responses from about 17 percent of those surveyed and more than 90 percent opposed the proposed development.

## **Crestmoor Park Neighborhood Association Results**

The Crestmoor Park Neighborhood Association represents approximately 187 homes immediately east of the proposed development on South Holly Street. We will be directly affected by this development if it occurs. Our boundaries are roughly from Holly to Monaco and Alameda to Bayaud. We also are home to synagogues.

In October, we conducted our third online survey related to the Holly development. We delivered flyers by hand about the survey to all 187+ homes and businesses within our RNO boundaries.

We received responses from 47 individuals – a 25% response rate. Of those 47 responses, 43 opposed the rezoning Application (91%), 3 took no position, and 1 supported it. Themes from the provided comments were, not surprisingly, concerns about traffic, safety, and development in general. It is more than fair to say that our neighbors STRONGLY oppose the Application.

## **Survey results from Crestmoor Filings 2**

Neighbors in Hilltop and in the Crestmoor Park Neighborhood RNO worked with John Sadwith, the head of the adjacent RNO, Crestmoor Filings 2 to conduct an online survey of their area.

We received responses from 89 households (1 vote per household) among the 490 homes in Crestmoor Filing 2. That was about an 18 percent response rate, which is quite good for an online survey.

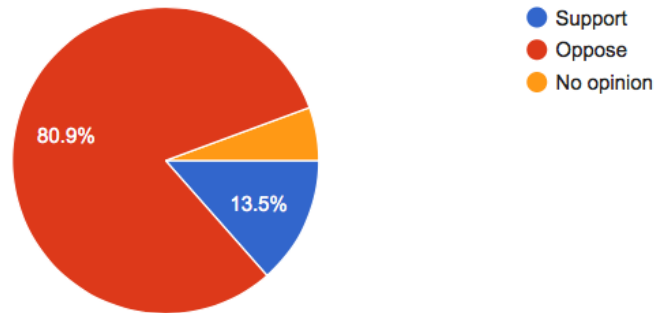
Of the 89 who responded, about 81 percent opposed the Holly project, while 13.5 percent supported it and the remainder had no opinion.

Here's a graphic showing the responses from Crestmoor Filing 2.



## Do you support, oppose or have no opinion on the proposed zoning change on South Holly Street?

89 responses



Below is the survey language used in the online surveys.

### Language from online survey:

Summary of the proposed development:

Several property owners on the west side of South Holly Street, south of Park Burger between Cedar and Alameda, have asked the city for a zoning change that would allow a 3-story condo building on their properties.

We are seeking your input because the proposed zoning change is due to be considered on Nov. 7 at 3 p.m. before the Denver Planning Board and we want to share your opinions with Planning Board members.

The Planning Board considered and voted against this zoning change once before. The new proposal has changed slightly.

You may review the full application for the proposed zoning change on the Denver Community Planning and Development's zoning page:  
[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/rezoning/17i/17I-00153\\_revisedapp\\_41718.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/rezoning/17i/17I-00153_revisedapp_41718.pdf)

The proposed zoning change would allow increased height and density over the current structures on seven properties located at: 219, 221, 223, 225, 227 235, and 245 S. Holly.

The homeowners and a developer are seeking to tear down the existing 5-unit multi-family building and two single family homes and build as many as 27 units on .65 of an acre. The development would include about 30 parking spaces. (If the zoning change goes through, the proposed designs are not guaranteed and it's unclear if condo owners could do short- or long-term rentals.)

One vote per household please.

The deadline to vote is 5 p.m. on Oct. 26. We need time in advance of the meeting to analyze and summarize your opinions so we can provide written comments in advance of the Planning Board hearing. If you wish to attend the Planning Board Meeting or submit comments, you can find more information here:  
<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/planning-board.html>

If you wish to see information about the proposal from The Cranmer Park/Hilltop Civic Association, click here: <http://denverhilltop.com/zoning/greenflatsupdate/>

Thank you.

### **Comments (unedited) from Crestmoor Filings 2 survey on Holly development:**

There is too much traffic and congestion now associated with the current homes and public establishments residing in this particular area. This existing traffic is already hazardous to members of all ages in the neighborhood. Adding a three story condo building will make this situation significantly worse and markedly lessen the sunlight entering on Holly thus increasing snow and ice hazards during the winter months.

There are already way too many multi family exceptions being made to zoning in our neighborhood. We don't have the infrastructure to support the increased density!

Enough is enough

There is already far too much high density development in the Hilltop and Crestmoor area between the commercial development on Holly and Cedar, the Crestmoor Heights property on Monaco & Cedar, the new Boulevard One across Monaco. These have all drastically increased traffic through the neighborhoods and increased risk of accidents especially considering the children in the park, at the pool, and the streets in the neighborhood in general. Just take a look at the parking situation on the streets surrounding Park Burger on a weekend night!

The area is already congested with traffic. Parking in the area is very overcrowded already. This is a heavily used pedestrian area. This area has a number of religious and retail facilities that add to the charm and convenience of the neighborhood. The added high density of this project threatens the safety and usefulness of this neighborhood center.

Denver needs to keep the character of its residential neighborhoods. We moved into this neighborhood from Congress Park to escape the overdevelopment in that neighborhood. Adding to the congestion on Holly by building a condo complex with insufficient parking is a bad idea which benefits the developers and harms the neighborhood. If those property owners want to live in a large condo complex, they should feel free to move to another neighborhood where that kind of complex fits in with the character of the neighborhood and where there is the parking, adequate street size and public transportation to handle the density.

Increased density in the neighborhood is not desirable

This proposed development would, as with others in this part of town that have already been built, further destroy the character of our part of town- traffic, parking, density, personality. Please do not approve this or anything close to it. The property owners/developers need to go elsewhere and build their own sandbox and play in it in a way that their greed doesn't adversely affect so many others.

It is not in harmony with the neighborhood and should not be allowed. High density residential in a single family neighborhood is not compatible. It would have a high impact on traffic and parking and create increased dangers for pedestrians. This could also potentially increase stresses on the local public schools of Carson, Hill and George Washington High School.

There is a lot of traffic there already. The new units would create additional congestion making it even more unsafe for our children in the area.

a street light at Cedar and Holly should be installed if this goes through.

This change would be consistent with the rest of the block and the area in general. we believe that is much too much density at an already very congested and dangerous intersection

traffic concerns for the area, bad enough already

New property efficient use of space. Good for local business. The residential properties on that part of street needs improvement .

I believe the traffic we already have here in Crestmoor is more than enough and add more density will continue to elevate it even more.

We are against the height increase. The number of units in an already congested area for parking and driving is a safety risk

superbusy anyway let them do what they want alternative is worse

Proposed development does not fit in with the rest of the area. It will impact adversely our community adding even more traffic to already busy street, and result in more noise and dirt. We do not need yet another development in our community that will change us.

There is too much density in an already overcrowded area. There MUST be visitor parking within the development and not on the adjacent streets.

Not proper for the location

Too dense, too high. Holly is a narrow street. It is insanity to put this kind of density on such a small piece of property. The parking will be a nightmare.

The existing commercial developments at Cedar and Holly have already caused too much traffic and parking disruption for nearby homeowners. Allowing those was a poor decision. And the connection from Lowry Boulevard to Monaco is about to be opened up and will add much more traffic to the side streets in Crestmoor and

Hilltop from drivers avoiding congested intersections like Monaco/Alameda. This new high density development does not fit with the existing residential neighborhoods on either side (in Crestmoor or Hilltop) and will aggravate existing traffic and parking problems in the area. A low density renovation of the buildings on this site would be a far better fit for the surrounding neighborhoods. There is no small area/neighborhood plan for Hilltop or Crestmoor that calls for high density development in this location. The time is long overdue for comprehensive city planning (not "DenverRight" [should be called DenverWrong], but a careful planning process that actually reflects the sentiments of residents instead of hired consultants. Denver should stop allowing ad hoc zoning changes like this proposed one at Cedar/Holly.

concerned about traffic

That corner and intersection is way too busy. Adding 20+ units will only make it worse

I grew up in hilltop and have seen a lot of changes in the neighborhood that frankly have made it less attractive in my opinion. Some would say it's been modernized. New, massive homes built on lots not suited for homes of that size in my opinion and taste. And here we consider whether someone in our community should be able to create a larger structure to accommodate many more people on this site than the massive homes in the neighborhood. In many ways, I'm torn about the development in question. Is Denver in need of more affordable housing, sure. But at the same time, part of the reason that my family moved to the neighborhood was to be in Denver while also being part of a quieter residential neighborhood. So while I really cannot stand the McMansions that are being slapped up in crestmoore and hilltop, it's the density and ultimately the resulting increase in traffic that give me pause and sway my opinion to oppose the development. I feel some sadness and guilt in my position but nonetheless want to keep as few cars from being added to our neighborhood as possible. I cannot imagine why we would want more. Growth is progress and the two should not be conflated. Progress should be strategic and reasoned which I do not see this rezoning being.

I am uncomfortable with a description of 'as many as 27 units ', I would like to know the definite number of proposed units to evaluate if they are planning proper parking for the neighborhood, not just what code might dictate. .

The City has already clogged Holly with too much development and not enough parking.

It would be nice if Denver had an answer for the traffic and public transportation issues that arise from so much development. There are a lot of these high density developments that are going in because developers want them and people can make quick money without adequate thought to Denver's needs for affordable housing and affordable housing ownership.

I do not know enough to have an opinion today.

The Holly corridor appears to have already exceeded capacity for traffic coming from 8th Avenue to Alameda. Any additional housing should include 2 parking spaces per unit and not add additional street parking in the way the new Crestmoor Condos have done on the street. Should a 27 unit condo be considered, entrance should come on Alameda and not further congest Holly.

Too much density in the neighborhood. We hope this does not get railroaded like the project at Bayaud and Monaco for Metropolitan Homes. This case was our city council doing it's best to undermine the unanimous vote of all the neighborhood associations to block the dense construction and add to the already enormous traffic problems along Monaco Parkway!

This is another high density project being jammed into an area that is already crowded. The Park Burger restaurant is a local hang out and is always busy.

Alameda & Holly is always busy. Adding more people and cars makes NO sense.

My wife and I oppose the proposed development for all the reasons put forth by the Crestmoor Homeowners Association. In particular we are very concerned about the safety of pedestrians in and around Holly and Cedar that will be jeopardized by additional traffic. Further, the idea of building 23 or 27 units on .67 acres in an established neighborhood is ludicrous on its face and should never be allowed. Rod and Connie Smith 27 Jasmine St Denver 80202

There are enough large developments in our neighborhood and it is losing its charm. Also the increase in traffic cannot be supported

Holly Street is already a dangerous area due to lack of parking for the existing establishments, we do not need to exacerbate an already bad situation. Building 27 units and only offering 30 parking spaces will increase what is already chaos in that area. Do we really believe that households only have one car?

I conveyed my support for the intent to provide more affordable housing during the city-sponsored mediation process but because the applicant's would not even consider that a portion of the property be for single family attached housing that is better tailored to neighborhood goals, I must oppose.

I believe this proposal will add even more congestions and parking problems for this specific area which already has several commercial ventures which create congestion-even with their parking spaces. I can only imagine what another 27 units will do- as most units will definitely have more than one car. It might even create problems for the great family restaurants, coffee shop and market- driving away business. Additionally such a large development is not in character with the rest of the Neighborhood and is a BAD idea.

The area of Holly St. & E Cedar St. is already quite congested with several businesses. The business is great for the neighborhood but makes for a busy and tight traffic pattern especially in the evenings as Holly is rather narrow in this stretch. Added residential density and auto traffic will only make things worse at this bottleneck especially headed south on Holly just before Alameda.

Bad idea.

Holly and the surrounding areas are past capacity for surface traffic and parking. Limited development is better than the alternative.

Traffic on Holly is already awful and parking is already jammed. Don't need more traffic until Holly is upgraded.

Increase parking spaces please.

More over-development, in the same vein as that at Cedar and Monaco (west side) and just as objectionable. Once again, an attempt to ignore the city's own master plan designation of this area as an area of "stability," I believe the term was. What a joke! Strongly object!

That part of Holly is already clogged from 11AM. It was a mistake to allow the burger place and the other small business to be built.

Traffic on Holly is already a problem.

The proposed development is too tall and too dense for South Holly Street.

too disruptive to the walking community, will bring in too much traffic, noise, pose a danger to children on the sidewalks

Area is too dense as it is. Holly St. is already congested with flow of traffic. Where would so many new residents and visitors park?

My concern is still the excessive density. The current parcels have 7 units total which will become 23 units with the proposal--over 3X the current density. Holly may be a "collector" street but it is narrow and quite congested in that area without the new density.

Enough already!!!!

Traffic in that area is bad enough as it is.

Don't want to see anymore massive development in Denver

The neighborhood cannot support more development, as current overdevelopment is already clogging the roads and schools in the area and decreasing quality of life for residents.

Too much traffic and congestion in area

We appreciate the reduction in the number of units. However, for reasons of safety for the many pedestrians and vehicles who already regularly crowd Holly Street and adjacent streets, we would prefer that the number of units be reduced even further. This would reduce the additional traffic impact in an already overburdened area which will result from the new units. Additionally, it is difficult to take a position of support for the proposed development when a critical part of it, the covenants, are not yet available for review. Thank you for your consideration.

Below are the comments and the survey language from the Hilltop survey as collected by Lise Urich:

1. "Too much density in an already congested area. Not congruent with established existing neighborhood."
2. "Too much traffic on Holly Too close to school Carson."
3. "Please complete as soon as possible."
4. "It will increase traffic, make it dangerous for kids walking to school, and lower property values for surrounding homes. It is not in line with the character of the neighborhood."
5. "The number of units is totally inappropriate for the location. Traffic on Holly, Cedar, and nearby streets will increase unmanageably. Cross-alley residents will suffer from noise, congestion, and parking. This is a bad idea. This is a peaceful neighborhood. Let's do our best to keep it that way."
6. "Don't want increased traffic and dense housing for the neighborhood."
7. "The rezoning is too dense for the area and will dramatically increase safety issues at two of the most dangerous intersections in the area."

8. "The use of the small alley for all those cars, residents and guests, will be horrible. You can be sure there will be accidents on both the north and south end (Alameda) as they edge out into traffic. A very bad idea."
9. "The density of the traffic is already too much; dangerous. NO! It's inappropriate and lowers property values."
10. "Outrageously poor proposal. We own properties at 231 S. Hudson, 237 S. Hudson, and 210 S. Hudson. [Also at 5425 E. Bayaud]. Owners are Sharon Ann Heldt and John A. Pratt and we together vote an emphatic NO on the rezoning."
11. "Just another greed centered idea to assist get-rich developers."
12. "Too much density resulting in more traffic on Holly which is not what Hilltop/Cranmer should be."
13. "this intersection is a mess and already dangerous (I already keep my kids away from here and drive elsewhere if possible). This doesn't fit the neighborhood in any way. These units are overpriced high density closet size spaces. Build more of what already exists. Current owners are using this to better their own properties at no cost or sell their single family houses at an intersection tough to sell."
14. "This rezoning is out of character with the surrounding area and represents excessive density."
15. "Absolutely against rezoning due to concerns regarding increased traffic and destruction of the architectural integrity of the neighborhood."
16. "still need more parking spaces with 23 units."
17. "I am opposed to rezoning only because Holly street is already too congested. I live at 245 North Holly Street and during high traffic periods two entire blocks are filled with cars. The streets are even more congested when I go shop at Pete's Groceries or the businesses on the other side of the street. I am also concerned that these will be slot type homes."
18. "Thursday 11<sup>th</sup> October 2018 To whom it may concern: I am a close neighbor to the proposed rezoning of 219-245 S Holly aka 'Green Flats'. I would like to express my interest in the lowest density development of these properties that Denver Planning Board zoning parameters allow for Hilltop/S Holly. I am also in total support of green building. It is my understanding that the Green Flat proposal would support lower density than would occur with other competitive open market proposals. If this is incorrect, I would like to refer to my preference stated above. If my understanding is correct, however, then I am in complete support of the Green Flat proposal. I would support it, assuming that other proposals would provide even greater density and because (1) the Green Building approach is desirable and responsible (2) the added traffic of approximately 10-20 cars driving down the alley twice daily could be absorbed (I would like speed bumps). (3) The Green Flat proposal would have lower buildings (<35') than allowed in the proposed zoning (<40'). (4) The proposal would make room for trees and hopefully native shrubs which are sorely needed. I have lived in this neighborhood since 1999 and have contributed to Cornell University Institute of Ornithology Feederwatch program. Due to very

poor landscaping design and management by all the neighborhood and increased construction, the native bird population has decreased by 57% since 1999. (5) I am somewhat concerned about the dangers imposed by increased parking on S Holly, Cedar, and the entrance to our alley. We are very much impacted by the businesses at the end of our block and entrance to our alley is pretty hairy (narrow) and often blocked. I would hope that signage would distribute the impact of parking along Cedar and S Holly by marking allowable parking spots. Thank you for a thoughtful consideration of this proposal. Sincerely, Christine C K Ringleb, PhD.”

19. “Holly, at that location, will not bear the increased permanent traffic. There is inadequate infrastructure to support a large increase in dwellings. City Water mainlines have repeatedly burst during the past several years within the surrounding quarter mile. The intersections at Holly & Cedar and Holly & Alameda are maxed.”
20. “Too high density.”
21. “too much traffic, too much noise for our neighborhood.”
22. “My husband and I are vehemently opposed to this zoning change. The proposal to add a complex, one that is proposed to be three (3) stories, simply does not aesthetically fit into the Hilltop or Crestmoor neighborhoods: o There are no other housing developments which encompass so many units, and there are no other structures of this height. The owners have previously stated they cannot afford to fix the cracked sewer pipe and make other repairs, and now have no other option but to “sell out”. If you can’t afford to upkeep your home, you should not buy one in the first place. Further, we are disturbed by the threats made by the broker/developer, Jason K Lewiston, as noted in the Glendale Cherry Creek Chronicle:.....’If we get rejected on April 4<sup>th</sup>, watch what I submit on April 5<sup>th</sup>’ said Lewiston. ‘If you think this is bad, see what I’m allowed to do by law. You think you’re upset now? Waait until April 5<sup>th</sup> comes.’....  
[\(http://glendalecherrycreek.com/2018/03/hilltop-neighbors-upset-proposed-27-unit-condominium-project-holly-street/\)](http://glendalecherrycreek.com/2018/03/hilltop-neighbors-upset-proposed-27-unit-condominium-project-holly-street/) It appears that Mr. Lewiston, does not consider the views of the actual neighbors who do not want this development and chooses to do only what he wants.”
23. “This will devalue all the properties in the area. The parking overflow will be a nightmare.”
24. “This area has been besieged by changes for the last 10 years and is now totally destabilized.”
25. “Density, traffic increase, property values of existing homes disrupting a true blue print Denver neighborhood”.
26. “The vehicular traffic in the 200 block of South Holly Street is terrible as the properties exist today. If any additional units, of any type are added, the street and area will be an even worse disaster for everyone. There is not enough parking for residents, business, and worshipers in this area now. Ever [sic] with the addition of crosswalk lights, the area is a danger to everyone. The businesses draw families with children and all aged adults, as well as the Synagogue. With



added housing, the number of people in the area will increase substantially. The chance for accident will also increase substantially. This 200 block of South Holly is NOT the place for any additional construction of any type and/or any Rezoning.”

27. “Traffic if they want to build condos than start doing something about the traffic on Holly!!!! Also people constantly speed and run red light.”
28. “I have read rezoning application and it is untruthful. The development would significantly degrade the neighborhood.”
29. “I oppose the proposed rezoning. That block has already been ruined with the past rezoning.”

Lise Urich also received some interest in taking the survey from people outside the survey area but in the Hilltop/Cranmer neighborhood. I did not send them links to the survey but include some of their comments here:

1. This is Sarah Franklin 456 Dahlia Street

I am opposed to the proposed condo development. There seems the City planners are not considering the Denver citizens but just want to please developers.

2.

We strongly oppose more new development in our neighborhood. At the same time, we recognize that Holly St. can afford to have some small-scale businesses but only IF they provide parking. The clog-ups now occurring on Holly due to the new restaurant and new coffee place are unacceptable. Unacceptable too will be three level housing. Our vote is against this proposed rezoning.

Joan and Neiel Baronberg

3. I heard about the rezoning application for condos on Holly Street south of the Park Burger Restaurant. This is a terrible idea. Parking is already at a premium because of the restaurant. I travel through that area often. Alameda has become a congested freeway and Holly is a major thoroughfare for the neighborhood right now. I have lived in this neighborhood for most of my life. The idea of adding several more condos on the street is truly reprehensible. It's a scary narrow street and certainly doesn't need anymore traffic. Please don't allow this rezoning!

Janet Bock  
711 Forest St.  
Denver, CO 80220



January 2, 2019

Dear City Council Members,

My name is Dr. Gayle Hamlett and I own the home at 200 S. Hudson St, Denver, 80246. My family has owned this property for 45 years. My house is immediately behind the Park Burger restaurant at S.Holly and Cedar.

I am asking you to oppose the developer's request for a zoning change that would allow a high-density development at 219, 221, 223, 227, 235, and 245 S. Holly St. Application # 20171-00153

These lots currently consist of two single family homes and a terrace in a one story building with 5 attached homes. The developers are seeking to raze these homes and build expensive high density housing with up to 27 units on a little more than half an acre of land.

I am opposed to a zoning change for the following reasons: Safety, Traffic, and the Health and Well-being of our citizens of the neighborhood.

#### Concerns

- Holly St. is a narrow, 2 lane neighborhood street on an established stable neighborhood. With the addition of the Park Burger restaurant and shops the street has become more and more congested. In the last year we have also witnessed increased multi-family dwellings on Cedar east of Holly at Monaco making Cedar, more busy. From 11:00am on to 9:00pm, my house is surrounded with cars making street parking a problem.
- The developers plan to add 30 or more cars to very narrow alley, which would be the main in and out access for these proposed units. My home is at the corner of S. Hudson and Cedar with a front drive way to get into my home. My neighbors south get into their homes via the alley. The alley is a private alley and is not paved. This is dangerous and reflects poor planning.
- There has been a dramatic increase in accidents in the last year at S. Holly and Cedar. There have been 20 car accidents and 6 hit and runs. What would happen with an increase in traffic and cars from an alley to flow on to Alameda one way or Cedar Ave.?
- The Hill Top neighborhood has lots of walkers e.g. Children and parents walking to school 2 blocks north, Temples of worship. Rezoning would result in more traffic and a definite safety issue.

This part of Denver is an area of stability. There is no justification for a zoning change. I join the 90% +of my neighbors who oppose this change.

Sincerely,

Gayle Hamlett

-

Bety Ziman  
Owner: 255 S. Holly St  
Denver CO 80246

RE: City Council bill 18-1346, Rezoning with waivers for 219, 221, 223, 225, 227, 235, and 245 S. Holly St.

Honorable Members of Denver City Council:

I am the owner of the town house located at 255 S. Holly St. The proposed 3 story 27 apartment complex will be, if approved, located right to my left, in the middle of the block. I must admit that I'm not versed in the intricacies that govern the granting of a waiver to the existing city's own zoning code, but as a citizen and resident of this City, I tend to believe that it requires strong and well-founded motives and if they do exist in this instance, we the residents of the area, as far as I know, have no knowledge of same.

Presently, I live in the ideal "Blue Print Denver" neighborhood. There is affordable housing on my block, people from different backgrounds and economic status live right across from me. We all share the traffic problem on Holly, traffic that backs up daily, morning and evenings, because of the heavy traffic on Alameda. Serious accidents have occurred at the corner of Cedar and Holly, and when we asked for a traffic light, we were told that it was "just going to make it worse, because people would run the light" I'm not joking.

In the back of my townhome, there is an alley, it was paved not too long ago, it's narrow, and its capacity is limited as are the alleys all over Denver. They are not designed to accommodate the daily traffic of 60 cars or more.

So, given all this, I have been wondering why the City should consider granting a waiver and have a three-story building in the middle of the block, that will have a narrow alley as it's only access, go against the idea of Blue Print Denver and set a precedent for future requests. I hate to believe that this is a testing ground for other projects.

Unfortunately, the residents who oppose the project have encounter multiple obstacles when we tried to obtain information related to meetings, datelines for proposals, etc. As an example, our neighborhood was not polled because the president of the Crestmore/Hilltop Association Ms. Wende Roch and I quote "does not believe in polls" and when I brought this up to my council representative Ms. Sussman, she said "that she concurred, because and I quote "we all know that polls are answered by 70-year-old white males" I am grateful that DPS, AARP, AMA among others, do. They poll their constituency, because their opinion matters to them.

I would like to inform you that when we took it upon ourselves to ask the neighbors within the required perimeters for their opinion on the matter, only three were in favor of the project

It is important to note that we have tried to get the developer to reduce the number of units or stories many at time. He refuses because it would not be profitable enough. And that's his right

I'm asking you to hear our voice and grant us the representation we deserve. We have lived and maintained this neighborhood for many years. We all support new construction on our street, so it's not a matter of "not in my neighborhood" we object to the proposed construction because it will have such a negative impact on all, particularly Blue Print Denver.

Respectfully submitted  
Bety Ziman

**From:** [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**To:** [Alan Seiver](#)  
**Cc:** [Hopson, Mar"quasa R. - CC YA2304 Council Clerk](#)  
**Subject:** Re: [EXTERNAL] Council Meeting 1/7/19 re: Green Flats Development  
**Date:** Sunday, January 06, 2019 2:09:18 PM

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Mr. Seiver

Thank you for your letter. I am forwarding to the central office so it can be part of the public record and all council will see it.

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

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**From:** Alan Seiver <[alanseiver@gmail.com](mailto:alanseiver@gmail.com)>  
**Sent:** Sunday, January 6, 2019 1:35 PM  
**To:** Susman, Mary Beth - CC Member Denver City Cncl  
**Subject:** [EXTERNAL] Council Meeting 1/7/19 re: Green Flats Development

Hi Mary Beth,

We live at 145 S Hudson and we are very much opposed to the Green Flats project as it is proposed. Like most of us in Hilltop, we moved here because of the central location and also for the quality of urban life that it afforded.

That quality has been slowly eroding since we moved here 13 years ago. We were concerned about the parking situation when Park Burger and the other shops opened and our concerns have been born out. Most of the shops' employees, as well as many of the patrons, park on our block on a daily basis. Traffic on Holly Street has already become a nightmare. As evidenced by the number of accidents, the flashing light at the pedestrian crosswalk at East Cedar and South Holly is not very effective. And at certain hours, both northbound and southbound traffic on South Holly can be lined up for 2 or more blocks. Approval of the project as planned will surely exacerbate the traffic situation. I fear it is only a matter of time before we witness a tragic accident on South Holly.

I know there is considerable opposition to the product project as planned and am not aware of any neighbors on either side of our block who are in favor of it. Much of our city has changed dramatically in the last few of years, not all without the creation of problems for both residents and vehicles. I hope the City Council listens to our constituents and not the special interests of the developers trying to maximize their profits by changing the zoning requirements to something for

which It was not originally intended.

We still have a great quality of life here. We owe it to all of us to try to keep it that way !

Let's keep all of Hilltop as it is—one of the most desirable residential neighborhoods in Denver!!

Sincerely,  
Alan Seiver

**From:** [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**To:** [Sherri](#)  
**Cc:** [Hopson, Mar"quasa R. - CC YA2304 Council Clerk](#)  
**Subject:** Re: [EXTERNAL] Hilltop Development on Holly  
**Date:** Sunday, January 06, 2019 11:46:42 AM

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Thank you for your note. I am forwarding to the central office so it can be part of the public record and all council will see it.

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

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**From:** Sherri <skhercules@gmail.com>  
**Sent:** Saturday, January 5, 2019 4:40 PM  
**To:** Susman, Mary Beth - CC Member Denver City Cncl  
**Subject:** [EXTERNAL] Hilltop Development on Holly

I am writing as a resident on South Hudson Street on the corner of S Hudson and Alameda. This development is completely out of proportion to the character of the neighborhood. The reason we chose to live in Hilltop was because of the walkable and excellent elementary school, the neighborhood store, and many parks for our children. We love to walk through the neighborhood, to feel comfortable sending our oldest child to Pete's market for errands, to walk as a family to Park Burger and The Creamery. Adding a high density development in this area will only increase traffic on Holly Street which is already dangerous and crowded, drastically increase traffic in the alley between the houses on Holly and S Hudson where my children ride their bikes to go to friends houses and to the store. Additionally it will only make turning off Alameda more dangerous, we have already witnessed multiple accidents at the Holly/Alameda intersection, one of which with a car flipping into our fence and our backyard! This development is solely to benefit the people with houses on that block of Holly and the developer, with little regard to how this development and 27 more people and potentially over 50 more cars parked all over our neighborhood streets will affect the people who live in the neighborhood. I strongly object to this development as it will increase the danger to my children, and affect property values negatively. There has already been too much development in our neighborhood.

-Sherri  
Sent from my iPhone



**From:** [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**To:** [Susan kelly; Rezoning - CPD](#)  
**Cc:** [Hopson, Mar"quasa R. - CC YA2304 Council Clerk](#)  
**Subject:** Re: [EXTERNAL] Rezoning application for South Holly St.  
**Date:** Thursday, January 03, 2019 4:31:45 PM

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THank you for your letter. I am forwarding to the council central office so it can be part of the public record and all council will see it.

Best,

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

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**From:** Susan kelly <susankelly90\_96@comcast.net>  
**Sent:** Thursday, January 3, 2019 1:43 PM  
**To:** Rezoning - CPD  
**Cc:** Susman, Mary Beth - CC Member Denver City Cncl  
**Subject:** [EXTERNAL] Rezoning application for South Holly St.

To whom it may concern:

Re: Official Zoning Map Amendment Application #20171-00153, 219, 221, 223, 225, 227, 235, and 245 South Holly St.

\*\*\*I oppose the rezoning on South Holly St. because I have concerns about traffic and density. I live on S. Ivy St. - one block from

this location. Currently there are 7 residents and developers want to change zoning and increase it to 25 to 27 residents. This

amounts to an EXCESSIVE HIGH DENSITY PLAN.

\*\*\*There are many residents who walk in our neighborhood. We have several synagogues nearby and I always see families

walking to their places of worship. Unfortunately, there are many auto accidents at the corner of E. Cedar Avenue and South Holly

St. In the past year there were 20 traffic accidents including 6 hit-and-run accidents. Park Burger does not have many parking

spaces and diners park in our neighborhood and walk to the restaurant. The alley between Alameda and E. Cedar is narrow

and often has families hanging out while waiting to be seated.

\*\*\* Across the Street from the proposed rezoning application are single family homes. A luxury condominium building does not

belong at this location.

\*\*\*Please consider that our community is already dealing with increased traffic and safety concerns.

Thank you for your time and consideration.

Sincerely,

Susan Kelly



January 2, 2019

Denver City Council  
1437 Bannock Street, Room 451  
Denver, CO 80202

Re: Rezoning/Waiver Application 20171-00153

Dear Denver City Council Members:

My name is Amanda Sawyer, and I am writing today to ask you to **deny** the rezoning of the properties at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153. I am a resident of this neighborhood and also a candidate for Denver City Council in May 2019.

While this project is well designed and the developer has been thoughtful and willing to compromise on things like setbacks, it's just not a good choice for this particular location. It's a balancing act - we need to add housing in our neighborhood for middle income earners like teachers. And we need homes where retirees in our neighborhood can live when they are ready to leave their large, single family homes. But we also need to make sure that the families who live in our neighborhoods and use the commercial services on this block are safe.

If this housing were actually going to provide what we need in this neighborhood, I'd consider it much more closely. But even the developer said at the Planning Board hearing that "if you make \$40,000 per year, you won't be able to afford these units." So, the project doesn't fill a need for the neighborhood after all, even though that's the stated purpose on the initial Rezoning Application. It's just another set of luxury micro-condos. In my opinion, the developer has not provided evidence of a compelling reason to grant this rezoning request, and its effects on the neighborhood are numerous.

Respectfully, I ask that you deny this rezoning based on the following issues:

1. This Development Will Have an Adverse Effect on Public Health, Safety and General Welfare

The rezoning request requires an explanation of how this development will further the public health, safety and general welfare of the neighborhood. In fact, this development would do exactly the opposite of that by making the intersections at Holly/Cedar and Holly/Alameda less safe.

There were twenty accidents on this block in 2018, including six hit and run accidents. This development would add another 24 cars to the block. These vehicles would only be able to access the development through an alley that runs between Cedar and Alameda. According to neighbors, the southern entrance to the alley is dangerous because people drive Alameda at high speeds and the alley isn't clearly visible. Their other option is to use the northern entrance to the alley at Cedar between Hudson and Holly. The businesses on that block offer amenities specifically to draw families to the location, so there are always kids at that entrance. The bike



racks and cornhole games are located no more than 20 feet from the alley that would be the only vehicle access to this development. It's already a dangerous situation and 24 more cars will make it worse.

Adding more cross traffic at Cedar and Holly is also a bad idea. There is no logical way to put a stoplight at this intersection given its proximity to Alameda Avenue, which means that there is essentially no solution to the issue of how to manage the cross traffic. The City already acknowledged this problem when it installed a flashing crosswalk at this intersection. I've seen multiple people almost hit crossing the street here. Again, adding 24 vehicles here adds to an already dangerous situation.

## 2. This Development Does Not Follow the Current Guiding Plans

I also believe that this development also doesn't make sense when you look at related development plans. The statistical "Hilltop" neighborhood doesn't currently have a Neighborhood Plan, so we would need to look to Blueprint Denver as the guide. Blueprint Denver considers this block an "area of stability" and, according to the staff report for this rezoning request, "recommends land use as single family residential." So it would seem inappropriate to add significant density here.

In my opinion, the most analogous neighborhood plan would be the Mayfair Town Center assessment because it attempts to manage the transition between a sleepy, residential neighborhood and the limited retail located on its outskirts - which is exactly the situation we have on this block. Although written under the old zoning code, the Mayfair Town Center assessment caps density at 14.5 units per acre. This project would - based on objections made by Ignacio Correa-Ortiz during the Planning Board meeting - bring the density of this block to 35 units per acre which is more than DOUBLE that limit.

## 3. There are No Justifying Circumstances to Grant This Rezoning Request

At the Planning Board hearing, the changed circumstances used to justify this rezoning were that many homes in the area are being scraped and new, larger homes are being built on those lots. In my opinion, this is not a changed circumstance. Councilman Flynn brought up the same concern at the LUTI hearing on this property. Those homes are being redeveloped under the current applicable zoning for our neighborhood. That is not a changed circumstance and should not be allowed to justify this rezoning request.

Additionally, the staff report indicates that the character of the area has changed, which is an acceptable justifying circumstance for granting a rezoning request. However, the evidence used to support this supposed change of character is "recent new commercial and mixed-use development along Leetsdale Drive and in Lowry." This seems incongruous to me. In Lowry, sure, there has been commercial and mixed use development added recently. But the Lowry development is over a mile away from this proposed development, and was planned over a span of twenty years to accommodate a blend of commercial and residential uses. On Leetsdale, there is only one mixed-use development currently being built, behind Inga's, which does not indicate



a significant change of character to the area. In fact, the neighborhoods immediately adjacent to this proposed development haven't changed. They are full of residential single family homes, and more and more families are moving into these neighborhoods every day.

As I've said before, if this project were meeting a compelling public need - like middle income or affordable housing - it would be worth considering supporting it even in spite of all of the issues I've raised above. But, this developer stated at the Planning Board hearing - and reiterated at the City Council LUTI meeting - that he intends to pay into the "affordable housing" fund instead of providing the physical affordable units in this development. And to me, adding luxury micro-condos without some greater public benefit isn't worth the safety risk.

For these reasons, I respectfully request that you deny this rezoning application. Thank you for your time.

Best Wishes,

Amanda Sawyer  
Candidate for Denver City Council, District 5  
Personal: 415-265-1312  
Office: 303-549-2949  
[www.sawyerfordenvercitycouncil.org](http://www.sawyerfordenvercitycouncil.org)  
Social Media: @sawyerforfive



January 2, 2019

Denver City Council  
1437 Bannock Street, Room 451  
Denver, CO 80202

Re: Rezoning/Waiver Application 20171-00153

Dear Denver City Council Members:

My name is Amanda Sawyer, and I am writing today to ask you to **deny** the rezoning of the properties at 219, 221, 223, 225, 227, 235 and 245 S. Holly Street, Application #2017I-00153. I am a resident of this neighborhood and also a candidate for Denver City Council in May 2019.

While this project is well designed and the developer has been thoughtful and willing to compromise on things like setbacks, it's just not a good choice for this particular location. It's a balancing act - we need to add housing in our neighborhood for middle income earners like teachers. And we need homes where retirees in our neighborhood can live when they are ready to leave their large, single family homes. But we also need to make sure that the families who live in our neighborhoods and use the commercial services on this block are safe.

If this housing were actually going to provide what we need in this neighborhood, I'd consider it much more closely. But even the developer said at the Planning Board hearing that "if you make \$40,000 per year, you won't be able to afford these units." So, the project doesn't fill a need for the neighborhood after all, even though that's the stated purpose on the initial Rezoning Application. It's just another set of luxury micro-condos. In my opinion, the developer has not provided evidence of a compelling reason to grant this rezoning request, and its effects on the neighborhood are numerous.

Respectfully, I ask that you deny this rezoning based on the following issues:

1. This Development Will Have an Adverse Effect on Public Health, Safety and General Welfare

The rezoning request requires an explanation of how this development will further the public health, safety and general welfare of the neighborhood. In fact, this development would do exactly the opposite of that by making the intersections at Holly/Cedar and Holly/Alameda less safe.

There were twenty accidents on this block in 2018, including six hit and run accidents. This development would add another 24 cars to the block. These vehicles would only be able to access the development through an alley that runs between Cedar and Alameda. According to neighbors, the southern entrance to the alley is dangerous because people drive Alameda at high speeds and the alley isn't clearly visible. Their other option is to use the northern entrance to the alley at Cedar between Hudson and Holly. The businesses on that block offer amenities specifically to draw families to the location, so there are always kids at that entrance. The bike



racks and cornhole games are located no more than 20 feet from the alley that would be the only vehicle access to this development. It's already a dangerous situation and 24 more cars will make it worse.

Adding more cross traffic at Cedar and Holly is also a bad idea. There is no logical way to put a stoplight at this intersection given its proximity to Alameda Avenue, which means that there is essentially no solution to the issue of how to manage the cross traffic. The City already acknowledged this problem when it installed a flashing crosswalk at this intersection. I've seen multiple people almost hit crossing the street here. Again, adding 24 vehicles here adds to an already dangerous situation.

## 2. This Development Does Not Follow the Current Guiding Plans

I also believe that this development also doesn't make sense when you look at related development plans. The statistical "Hilltop" neighborhood doesn't currently have a Neighborhood Plan, so we would need to look to Blueprint Denver as the guide. Blueprint Denver considers this block an "area of stability" and, according to the staff report for this rezoning request, "recommends land use as single family residential." So it would seem inappropriate to add significant density here.

In my opinion, the most analogous neighborhood plan would be the Mayfair Town Center assessment because it attempts to manage the transition between a sleepy, residential neighborhood and the limited retail located on its outskirts - which is exactly the situation we have on this block. Although written under the old zoning code, the Mayfair Town Center assessment caps density at 14.5 units per acre. This project would - based on objections made by Ignacio Correa-Ortiz during the Planning Board meeting - bring the density of this block to 35 units per acre which is more than DOUBLE that limit.

## 3. There are No Justifying Circumstances to Grant This Rezoning Request

At the Planning Board hearing, the changed circumstances used to justify this rezoning were that many homes in the area are being scraped and new, larger homes are being built on those lots. In my opinion, this is not a changed circumstance. Councilman Flynn brought up the same concern at the LUTI hearing on this property. Those homes are being redeveloped under the current applicable zoning for our neighborhood. That is not a changed circumstance and should not be allowed to justify this rezoning request.

Additionally, the staff report indicates that the character of the area has changed, which is an acceptable justifying circumstance for granting a rezoning request. However, the evidence used to support this supposed change of character is "recent new commercial and mixed-use development along Leetsdale Drive and in Lowry." This seems incongruous to me. In Lowry, sure, there has been commercial and mixed use development added recently. But the Lowry development is over a mile away from this proposed development, and was planned over a span of twenty years to accommodate a blend of commercial and residential uses. On Leetsdale, there is only one mixed-use development currently being built, behind Inga's, which does not indicate



a significant change of character to the area. In fact, the neighborhoods immediately adjacent to this proposed development haven't changed. They are full of residential single family homes, and more and more families are moving into these neighborhoods every day.

As I've said before, if this project were meeting a compelling public need - like middle income or affordable housing - it would be worth considering supporting it even in spite of all of the issues I've raised above. But, this developer stated at the Planning Board hearing - and reiterated at the City Council LUTI meeting - that he intends to pay into the "affordable housing" fund instead of providing the physical affordable units in this development. And to me, adding luxury micro-condos without some greater public benefit isn't worth the safety risk.

For these reasons, I respectfully request that you deny this rezoning application. Thank you for your time.

Best Wishes,

Amanda Sawyer  
Candidate for Denver City Council, District 5  
Personal: 415-265-1312  
Office: 303-549-2949  
[www.sawyerfordenvercitycouncil.org](http://www.sawyerfordenvercitycouncil.org)  
Social Media: @sawyerforfive